

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background.

Symonds  
& Sampson



59 Cloakham Drive  
Axminster, Devon



# 59 Cloakham Drive Axminster Devon EX13 5GT

A shared ownership detached coach house offering open-plan living accommodation, two double bedrooms, private garden and garage.



- Modern detached coach house
  - 50% Share
- 100% share now available
  - Two double bedrooms
  - Open plan living area
  - Gas fired central heating
    - Double glazing
  - Garage & parking

Guide Price **£105,000**

Leasehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

Built by Bovis Homes in 2018 this coach house stands out from its competition being one of only a handful in the area with its own private garden. As one would expect with a property of this age, potential buyers can enjoy a well-insulated property with a gas fired central heating system and double glazed windows throughout. The property is available on a shared ownership basis where buyers are given the opportunity to purchase a 50% share of the property with the remaining 50% held by Haylo Housing. You enter into a lease agreement and agree to pay rent on the remaining share. You can buy more shares in your home, which is known as 'staircasing'.

Interested parties can also purchase 100% of the property, at market value.

## ACCOMMODATION

The property is accessed via a composite front door where there is a small entrance hall and staircase rising up to the living accommodation. The main living area enjoys a light and airy triple aspect along with a useful storage cupboard and smart contemporary kitchen. The kitchen has been fitted with a wide range of white gloss finished units, contrasting work surfacing and a selection of integrated appliances. Two double bedrooms and a smart family bathroom are located off the inner hallway.

## OUTSIDE

To the side and rear of the coach house is a low maintenance gravelled garden. Driveway parking for one vehicle to the front of the garage. The garage provides a useful understairs laundry room with the main garage being subdivided into a storage area and home office. Light and power connected.

## SITUATION

Cloakham Drive forms part of the Cloakham Lawns housing development less than a mile from the town centre of Axminster. The market town of Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schools, as well as churches, cafes and restaurants. It is also home to Hugh Fernley-Whittingstall's famous River Cottage HQ at Trinity Hill.

## DIRECTIONS

What3Words  
///grumble.awestruck.leaflet

## SERVICES

Mains electric, gas, water & drainage

Broadband : Ultrafast available  
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.  
Source - Ofcom.org.uk

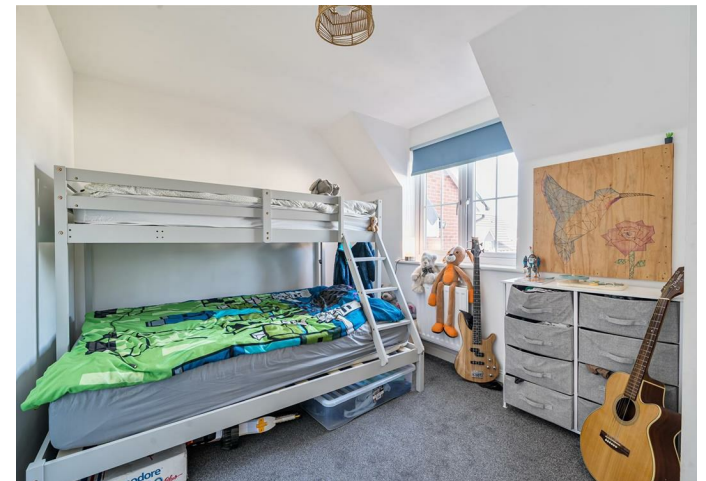
## LOCAL AUTHORITY

East Devon Council  
Tel : 01404 515616  
Council Tax Band: B

## MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water.  
Monthly Rent 25/26 £326.26.  
Monthly Lease Management Fee £26.23.  
Monthly Insurance Contribution £12.51.  
125 year lease as of 29/06/2018.  
Monthly estate charge £18.

We have been advised that purchasers can buy a 100% share at full market value. Further information available upon request.





Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
England & Wales		

## Cloakham Drive, Axminster

Approximate Area = 587 sq ft / 54.5 sq m

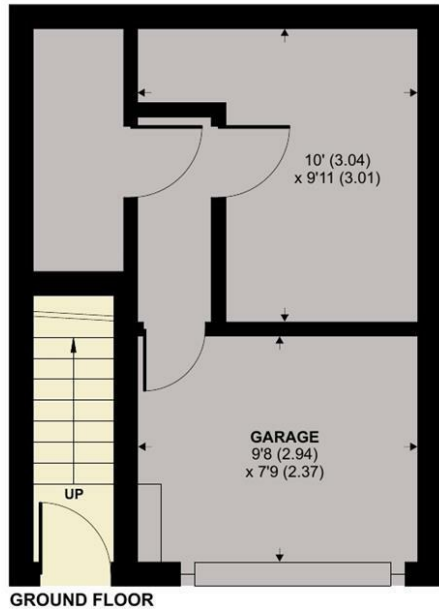
Limited Use Area(s) = 9 sq ft / 0.8 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 803 sq ft / 74.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1354457



Axm/RS/16.9.25



01297 331222

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
, Trinity Square,  
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT