

Symonds
& Sampson



3 Axe Valley Close

Axminster, Devon

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Axminster
Devon EX13 5SG

This exceptional detached bungalow occupies a peaceful cul-de-sac position, backing onto woodland with far reaching views towards Axminster and countryside beyond that can be enjoyed from the rear of the property.



- Detached bungalow
- Double glazed throughout
 - Driveway & garage
- Wonderful far reaching views
 - Immaculately presented

Guide Price **£595,000**

Freehold

Axminster Sales
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THE PROPERTY

A detached bungalow with accommodation including three bedrooms and two reception rooms, is accompanied externally by front and rear gardens, a single garage and long driveway. The property has undergone a complete transformation over the last 10 years and is now generously proportioned and immaculately presented and would be perfect for the actively retired, families or professionals looking for a well-connected home with everyday amenities and scenic open spaces a short drive away.

ACCOMMODATION

The front door opens into a practical entrance vestibule with an atrium bathing the space in natural light which then leads through to an entrance hallway which has two large storage cupboards and access to the loft. To the left you will find the living room with a dining area featuring south-facing patio doors and a large window flooding the room with sunshine, offering space for various lounge furniture layouts, all arranged around a homely fireplace. At the end of the hallway the kitchen is fitted with modern, neutrally toned cabinetry and worktops, which have been designed to incorporate space for a fridge freezer and washing machine. It also benefits from a wall mounted double oven, five ring gas hob with modern extractor over. Two built in cupboards and a stable door leading into the garden. The kitchen also leads to a dining or breakfast room which affords access to the garden. The bathroom has been fitted with a modern white suite which includes a shower cubicle, a panel bath as well as a sink with vanity unit and the W/C. The bungalow accommodates three bedrooms, two of which have built in or fitted wardrobes.

OUTSIDE

Externally, the home is accompanied by a wraparound garden to three sides of the property, with a raised patio offering spectacular views across the length of the garden towards the woodland and beyond. This superb outdoor space provides the perfect setting for entertaining or simply relaxing in the idyllic surroundings, with direct access from the breakfast or dining room through bi fold doors seamlessly connecting the living space with the beautiful grounds. The generous rear garden also features established planting areas, mature shrubs as well as a workshop and woodshed. Off-street parking is provided to the front with access to the garage which has an electric roller door and a pedestrian door to the rear.

SITUATION

The property is situated towards the end of a small cul-de sac, set back from Cooks Lane in the favoured Raymond's Hill area, less than 3 miles from Axminster town centre. The famous Jurassic Coastline of Lyme Regis (4 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster is a country town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two

supermarkets, plus schools, churches and a main line railway station on the Exeter to Waterloo line

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band E.

SERVICES

Mains electricity, water and drainage.

Broadband: Ultrafast broadband available

There is mobile network coverage in the area, please refer to the Ofcom website for further details.

DIRECTIONS

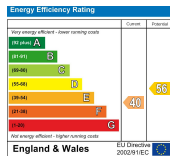
<https://w3w.co/data.feed.fishnet>

MATERIAL INFORMATION

Flood Risk Very Low. Source- Gov.uk

The property shares joint ownership of a plot of land opposite, to negate any development potential and protect privacy. Mains Gas is not connected in this area. The hob, boiler and fire are LPG.





Axe Valley Close, Axminster

Approximate Area = 1197 sq ft / 111.2 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1382 sq ft / 128.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1407467



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