



Symonds
& Sampson

1 Vale Lane
Axminster, Devon

1 Vale Lane

Axminster
Devon EX13 5PX

Delightful two bedroom period cottage featuring two bathrooms, large kitchen extension and pretty courtyard garden. No onward chain.



- Pretty stone cottage
 - Good room sizes
 - Two bathrooms
- Large kitchen/dining room
 - Period features
 - Courtyard garden
 - No onward chain

Guide Price **£195,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

1 Vale Lane is a truly unique stone cottage which offers more than meets the eye and is substantially larger than the other cottages within the terrace. The property offers some beautiful character features as well as a spacious kitchen/dining room and two bathrooms which is traditionally difficult to find in cottages of this nature. The accommodation measures 903 sq feet and is spread over two floors. To the rear of the property is a picturesque courtyard garden which looks particularly attractive during the summer months. Overall, the property is presented in very good decorative condition and benefits from extensive double glazing and a gas fired central heating system.

ACCOMMODATION

The property is accessed from the lane side via a double glazed front door which leads directly into a welcoming reception room featuring a woodburning stove as the main focal point. Stairs lead up to the first floor accommodation and an inner hallway provide access to the wet room and kitchen. The wet room provides a downstairs WC along with a walk in shower facilities. To the rear of the cottage is a delightful kitchen/dining room featuring a wide range of units, integral oven and space for additional appliances. This room enjoys a light and airy dual aspect along with a large boarded loft space accessed via a pull down ladder. Door leading to the courtyard garden. To the first floor are two

well proportioned bedrooms and bathroom comprising a white suite.

OUTSIDE

To the rear of the property there is a pretty south facing compact courtyard garden with two seating areas and an established grapevine. Covered outside lean to with courtesy lighting and outside tap.

SITUATION

Situated in a most convenient position and within walking distance of the centre of Axminster, the property is set alongside a no through road which leads on to a pedestrian walkway to Tesco. 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 independent shops, supermarket, schooling and train station that is on the direct line to London Waterloo and Exeter. Every Thursday a well supported local produce market is held in Trinity Square.

DIRECTIONS

What3Words
///wiped.cobbles.something

SERVICES

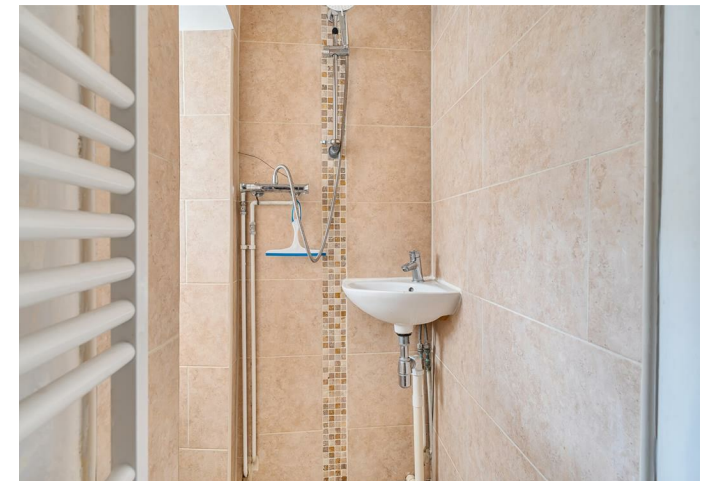
Mains electric, water and drainage.
Ultrafast broadband and mobile coverage are available.
Refer to Ofcom's website for more information.

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band A

MATERIAL INFORMATION

The land around the property is at a low risk from flooding from rivers and seas, and medium risk from surface water. The sale of 1 Vale Lane is subject to Grant Of Probate which has been applied for. The property is subject to flying freeholds.





Vale Lane, Axminster

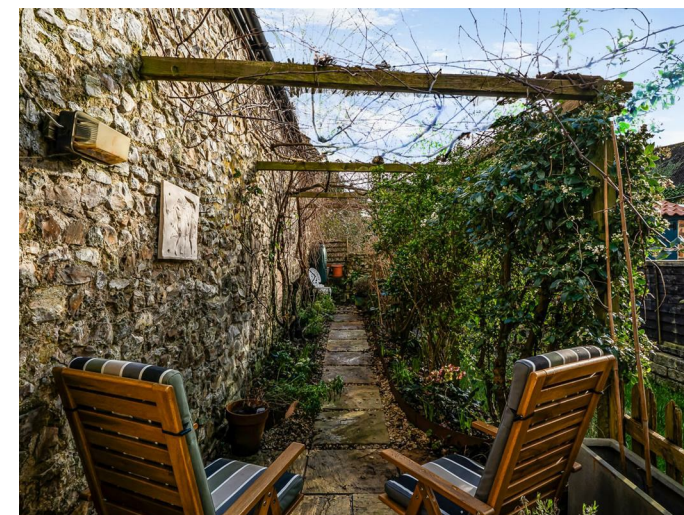
Approximate Area = 903 sq ft / 83.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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: 1410558



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