

23 Abbey Close

Axminster, Devon

23 Abbey Close

Axminster
Devon EX13 5QU

A charming three bedroom detached bungalow, pleasantly situated on the edge of Axminster within a well-regarded residential close, enjoying pretty established level gardens.

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- Three bedroom detached bungalow
- Constructed during the 1970s
- Popular residential location
- Gas fired central heating
- Extensive replacement windows
- Attractive mature gardens
- Garage & re-laid driveway
- Convenient for Axminster town centre
- Jurassic coastline 6 miles

Guide Price £350,000

Freehold

Axminster Sales
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axminster@symondsandsampson.co.uk







THE PROPERTY

This established bungalow occupies a level position towards the outer edges of Axminster town. The property is presented in good decorative condition and benefits from extensive double glazing and a gas fired central heating system. The well portioned rooms coupled with large windows means that there is plenty of natural light throughout the day as well as an outlook over the close and to the countryside beyond, from the front elevation.

ACCOMMODATION

The property is approached via a double glazed entrance porch which leads into a spacious entrance hallway offering two storage cupboards and access to the loft space. To the front of the bungalow is the dual aspect sitting room with gas fire. The kitchen/dining room over looks the rear garden and is fitted with a wide range of units. The rear lobby links the utility and integral garage to the main accommodation along with access to the garden. There are three good size bedrooms, two include fitted wardrobes and family bathroom with extensive tiling, modern white suite, and a separate shower enclosure. An additional WC is located within the utility room.

OUTSIDE

To the front elevation is a low walled garden with gated driveway leading to the garage. The gardens are well stock with a wide variety of mature shrubs set within a rockery style garden. Gated access to rear garden which includes two sheds, water supply, herb and vegetable beds with two paved seating areas.

SITUATION

Abbey Close is a well-regarded road situated on the western outskirts of Axminster, approximatley one mile from the town centre. 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 as well as a supermarket, leisure facilities and train station on the direct line to London Waterloo and Exeter. Trinity Square plays host to a vibrant street market every Thursday.

DIRECTIONS

What3words
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SERVICES

Mains electric, gas, water and drainage.

Superfast broadband and mobile network coverage available in the area. Please refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band D

MATERIAL INFORMATION

The area surrounding the property is at a very low risk from flooding from river, seas, and surface water.

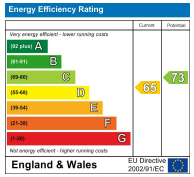






Abbey Close, Axminster

Approximate Area = 1009 sq ft / 93.7 sq m
Garage = 151 sq ft / 14 sq m
Total = 1160 sq ft / 107.7 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: 1522093





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