

Symonds
& Sampson



29a Lea Combe

Axminster
Devon EX13 5LJ

A beautifully presented two-bedroom mid-terraced house in the small market town of Axminster offering a wonderful combination of style and space.



- Mid-terraced House
- Fischer Electric Heaters
 - Cloakroom
 - Conservatory
 - Parking Space

Guide Price £244,950

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This modern mid-terraced house presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts two spacious double bedrooms, making it ideal for small families, couples, or individuals who appreciate extra space.

ACCOMMODATION

Upon entering, you will find a well-appointed reception room that offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the fitted kitchen, which provides a perfect space for culinary pursuits. This area is designed to be both functional and inviting, ensuring that it meets the needs of modern living with a range of built in appliances that include an eye level double oven, hob with extractor fan over, a fridge and freezer and dishwasher. There is a space provided for a washing machine. Access to the garden is through the conservatory which is double glazed. There is also a cloakroom and two under stairs storage cupboards which are perfect for storing the vacuum cleaner and ironing board. The first floor has two double bedrooms and a bathroom that is fitted with a modern white suite. There is loft access via a loft ladder into the attic space which the vendors use as a workspace, with electricity, carpet & a velux window.

OUTSIDE

The enclosed rear garden is laid with Astro turf for ease of maintenance. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding. There is an area of no mans land located through timber gates behind the rear garden which the owner and the neighbours have been maintaining for a number of years. Additionally, the property includes a parking space at the end of the terrace.

LOCAL AUTHORITY

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

SITUATION

Lea Combe is ideally placed for Axminster town centre which is accessible on foot. 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, schooling and train station that is on the direct line to London Waterloo and Exeter.

DIRECTIONS

What3Words
///beans.elastic.printout

SERVICES

Mains electricity, water and drainage. Fischer electric heaters. Ultrafast broadband and mobile coverage available. Please refer to Ofcom's website.

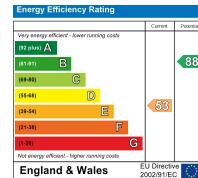
AGENT'S NOTES

The vendors will be purchasing out of the area. The property benefits from electric Fischer radiators. Details can be found at <https://fischerfutureheat.com>

MATERIAL FACTS

The property is located in an area with a very low flood risk.





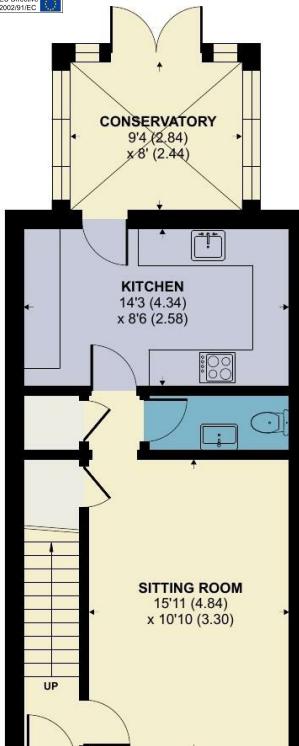
Lea Combe, Axminster

Approximate Area = 1040 sq ft / 96.6 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 1106 sq ft / 102.7 sq m

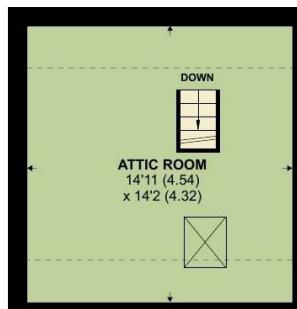
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Denotes restricted head height



Axm/ACR/28.1.26



naea | propertymark

PROTECTED

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the
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