



Lake View



Lake View

, Axminster, EX13 5SS

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Unique timber bungalow with wonderful views in 0.57 acres. Informal tender by 12.00 15th July 2026

- Timber bungalow
- 4 bedrooms (1 en suite)
- Accessible
- In all 0.57 acres (0.23 ha)
- Council tax TBC
- Open plan living space
- Rural location
- Garden and land
- Freehold

Offers In Excess Of £300,000

The property is set down a track in a wonderful rural position not far from the A35, enjoying views over the gently rolling countryside of the East Devon National Landscape.

Positioned between the towns of Axminster and Lyme Regis, the property offers convenient access to a range of facilities including schools, shops, leisure amenities and a mainline station at Axminster.

Built in 2015 of timber, with insulated timber clad walls over concrete block foundations, the property has uPVC double glazing and a concrete tiled roof, therefore the property may not be suitable for lending purposes. Constructed in accordance with building regulations at the time, it benefits from a Certificate of Existing Lawful Use or Development (Ref 25/2603/CPE) dated 6 May 2026.

The accommodation includes a spacious open plan living room with fitted kitchen and integrated appliances including an electric range style cooker and dishwasher. There are four bedrooms, the principal bedroom having an en suite shower room and fitted wardrobes, together with a family bathroom and utility or plant room.

The drive extends past a number of apple and plum trees to a parking area. The grounds comprise gently sloping lawns, bordered on two sides by mature hedging. The open plan living space opens via large sliding doors to a substantial decked terrace taking full advantage of the views. The land continues to fall away, leading over an old hedge bank to a small area of woodland.

The neighbour would sell an adjoining area of hard standing (static is being removed) for a fixed price of £5,000.

Services: Mains water and electricity. Electric panel heaters. Private drainage via septic tank with drainage field. Broadband not currently connected, although superfast is available in the area. Mobile coverage outdoors (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1120 sq ft / 104 sq m
For identification only - Not to scale

Bedroom 1
3.48 x 3.73m
11'5" x 10'10"

Bedroom 4
2.28 x 2.16m
7'6" x 7'1"

Bedroom 2
2.97 x 2.43m
9'9" x 8'

Bedroom 3
2.84 x 2.01m
9'4" x 6'7"

Utility
2.44 x 1.45m
8' x 4'10"

Kitchen / Sitting Room
8.04 x 5.76m
26'5" x 18'11"

5.76 x 2.22m
18'11" x 7'3"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1463458



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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