



Symonds
& Sampson

Kingfisher Cottage

Vale Lane, Axminster, Devon

Kingfisher Cottage

Vale Lane
Axminster
Devon EX13 5PX

A unique two bedroom detached house, close to town with parking for two cars and enclosed courtyard garden.



- Detached cottage
- Two double bedrooms
- Spacious kitchen/dining room
- Gas fired central heating
- Extensive double glazing
 - Enclosed garden
 - Parking for two cars
 - Level walk to Tesco's

Guide Price **£215,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Kingfisher Cottage is an impressive detached two storey residence set along a no through road and conveniently placed for Axminster town. Rarely does a property of this nature become available within the old town, let alone one with parking. The property has an interesting history and was once the offices for South Western Gas Board before being sold in the mid 1990's. The cottage now offers spacious residential accommodation which has been the subject to a major renovation within the past 15 years, including replacing the former flat roof with a traditional pitched one.

ACCOMMODATION

To the front of the cottage is the dual aspect sitting room with stairs leading to the first floor accommodation and gas fire. To the rear is a spacious kitchen/dining room. Fitted with a wide range of matching wall and base units, a selection of integrated appliances, space for a dining table and access out to the garden. There is a useful lean to providing additional covered storage. To the first floor are two double bedrooms and a smart bathroom incorporating a white suite with shower over the bath and extensive tiling.

OUTSIDE

From the lane side is a gravelled private parking area suitable for two cars and gated access to an enclosed garden with artificial lawn.

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
///lyricism.plants.cleanser

SERVICES

Mains electric, gas, water & drainage
Broadband : Ultrafast broadband available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band: B

MATERIAL INFORMATION

The area around the property is at high risk from flooding from rivers and seas, and medium risk from surface water. There has been no history of flooding at the property in our clients ownership.



Kingfisher Cottage, Vale Lane, Axminster

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Not Energy Efficient - Over rating costs 87	
A	
B	
C	
D	
E	
F	
G	
55	
England & Wales EPC Standard 2020/11/15	



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: 1454814



Axm/RS/7.5.26



01297 33122

axminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 , Trinity Square,
 Axminster, Devon EX13 5AW



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