



## Tre-Ru Lyme Street, Axminster, EX13 5AU

Guide Price £269,950 Freehold

- Three Bedroom Semi-Detached House
- Dining Room
- Enclosed Rear Garden
- Close to Town Centre Shops and Transport Links
- Kitchen
- Lounge
- Family Bathroom

# Tre-Ru Lyme Street, Axminster EX13 5AU

Nestled on Lyme Street in the charming town of Axminster, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience making it an ideal family home. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. The well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the household. One of the standout features of this property is its elevated position, which contributes to a sense of privacy. The enclosed rear garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues with family and friends. Situated close to the market town centre, residents will benefit from easy access to a variety of shops and essential transport links, making daily life both convenient and enjoyable. This home is an excellent opportunity for those seeking a blend of traditional charm and modern living.



Council Tax Band: B



### Entrance Hall

Doors leading to the accommodation with a radiator and a smoke detector. Stairs with a wooden hand rail and balustrade leads to the first floor. Further benefiting from an under stair storage cupboard with a window to the side aspect.

### Lounge

12'5" x 10'11" (3.80 x 3.33)

A cosy reception room with a box bay window to the front aspect, radiator and a feature fireplace with a stone hearth and surround.

### Dining Room

10'6" x 11'7" (3.21 x 3.55)

A useful second reception room that is currently used as a dining room with French doors to the rear aspect opening onto the garden and a radiator.

### Kitchen/Breakfast Room

9'5" x 16'9" (2.88 x 5.13)

An open plan kitchen/breakfast room fitted with a range of matching wall and base units comprising a four ring Neff induction hob with an extractor hood above. Continuing round to a stainless steel sink and drainer, with a window to the rear aspect and an eye level double oven. Further benefiting from a fitted breakfast bar, pantry cupboard and a wall mounted gas boiler. A additional storage cupboard provides space and plumbing for additional white goods.

### Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and an opaque window to the side aspect.

### Landing

Doors leading to the accommodation with loft access and smoke detector overhead.

### Bedroom 1

11'5" x 11'2" (3.49 x 3.41)

A double bedroom with a box bay window to the front aspect, radiator and a range of fitted wardrobes.

### Bedroom 2

9'3" x 11'10" (2.83 x 3.61)

A double bedroom with a window to the rear aspect, radiator and a range of fitted wardrobes.

### Bedroom 3

8'1" x 8'7" (2.48 x 2.62)

A single bedroom with a window to the rear aspect and radiator.

### Family Bathroom

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin inset into a vanity unit and a paneled bath unit with a wall mounted waterfall mains shower. Further benefiting from an opaque window to the front aspect, a heated towel rail and a storage cupboard, which houses the water tank.

### Outside

The property is accessed through wrought iron gates and steps leading to a low maintenance front garden and a paved walkway that runs down the side of the property to the rear garden. The rear garden features a patio seating area, perfect to enjoy the long summer evenings. A paved walkway lines a mostly laid to lawn rear garden featuring two wooden sheds and a glass greenhouse.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

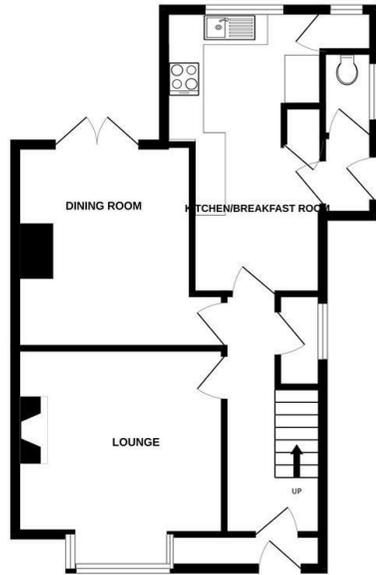
Council Tax Band: B

Utilities: All utilities are mains supply

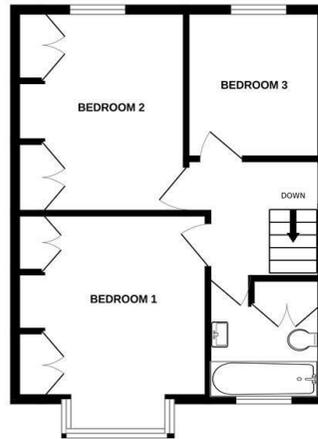
Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to [openreach.com](http://openreach.com) for more information.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our office in West Street continue through Axminster town centre, keeping the George Hotel on your left hand side continue up the road and the property can be found on your left hand side.

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	