



3 Latches Walk
Axminster, Devon

3 Latches Walk

Axminster

Devon EX13 5DQ

A beautifully presented three bedroom detached bungalow set in the ever popular Latches Walk development close to the heart of Axminster town. No onward chain.



3

2

1

- Occupies a relatively level site
- En-suite facility and useful utility room
 - Gas fired central heating system
 - Double glazed units to most openings
 - Sitting room enjoying double aspect
 - Recently re-carpeted and decorated
 - Adjoining driveway and garage
- View towards open countryside from rear garden

Guide Price £435,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A rare opportunity to acquire a three bedroom detached modern bungalow occupying a prime level site set amongst similar properties being within walking distance of the town centre.

ACCOMMODATION

The well proportioned living accommodation provides a popular kitchen/dining arrangement alongside a useful utility room and an en-suite wet room style facility to the master bedroom. There have been recent enhancements to include re-carpeting and decorations throughout, further complemented by an existing gas fired central heating system and UPVC double glazing to most openings. Countryside views can be appreciated from the rear garden which incorporates a variety of paved patio sections.

As previously mentioned the site is relatively level incorporating a brick paved driveway providing ample parking granting access to the adjoining garage. A wall mounted gas boiler is located in the garage.

SITUATION

Latches Walk is a favoured residential street of mainly detached bungalows situated within walking distance of the town centre. The market town of 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, schools, as well as churches, cafes and restaurants. It is also home to Hugh Fernley-Whittingstall's famous River Cottage HQ at Trinity Hill.

OUTSIDE

The property is approached via a brick paved driveway providing off-road parking leading to:

GARAGE

Up and over door, over head storage, wall mounted gas boiler, personal door to garden.

GARDENS

To the front is an area laid to lawn with side pedestrian access leading to:

REAR GARDEN

Area principally laid to lawn Incorporating various patio sections and raised herbaceous border incorporating specimen tree majority of which enjoys views towards open countryside.



LOCAL AUTHORITY

East Devon District Council.
Tel : 01404 515616.
Council Tax Band E.

SERVICES

All mains services connected.
Broadband : Ultrafast available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

DIRECTIONS

What3Words
///brief.loaded.honeybees

MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water.





Latches Walk, Axminster

Approximate Area = 1059 sq ft / 98.3 sq m

Garage = 173 sq ft / 16 sq m

Total = 1232 sq ft / 114.3 sq m

For identification only - Not to scale



Axm/RIS/9.1.26

01297 33122

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

Symonds
& Sampson

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT