

Symonds
& Sampson



8 Loup Court

Axminster, Devon

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Axminster
Devon
EX13 5FD

A spacious well presented three bedroom mid terrace mews style property providing off-road parking for two vehicles and rural views from the rear.



- Rendered Colour washed under a slate roof
 - Three bedrooms and ensuite facility
- UPVC double glazed and gas central heating system
 - Two allocated parking spaces
 - Well proportioned living room
- Low maintenance garden with summer house
- Rental value could achieve possibly £1100-£1150 per calendar month

Guide Price **£250,000**

Freehold

Axminster Sales
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THE PROPERTY

A well proportioned three bedroom mid terrace modern house built principally with colour washed elevations under a slate roof benefiting from UPVC double glazing and a gas central heating system. The spacious living accommodation extends to approximately 960 ft.² incorporating a popular kitchen diner design alongside a useful cloakroom and en-suite facility to the master bedroom. There is a well proportioned sitting room located to the rear granting access to the garden via French patio doors. A particular feature is the rural outlook which can be appreciated from the rear elevation. The garden is laid principally to gravel for ease of maintenance currently backing onto open countryside whilst being enclosed by timber Fencing.

OUTSIDE

To the front of the property is small gravel section and paved pathway under a storm porch. There is also a purpose-built Integral implement store.

The majority of garden lies to the rear being Larger the neighbouring properties laid principally to gravel and patio for ease of Maintenance. Within the rear garden is a timber summerhouse.

There are two allocated parking spaces, These can be found on the other side of the access driveway, They are

indicated by the number eight and are located in the far corner.

SITUATION

Loup Court is set along Lyme Road approximately one mile from Axminster town centre with nearby primary and secondary schooling. 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 Cafe at Trinity Hill.

SERVICES

Main water, drainage, electricity and gas connected. Ultrafast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for more details.

MATERIAL INFORMATION

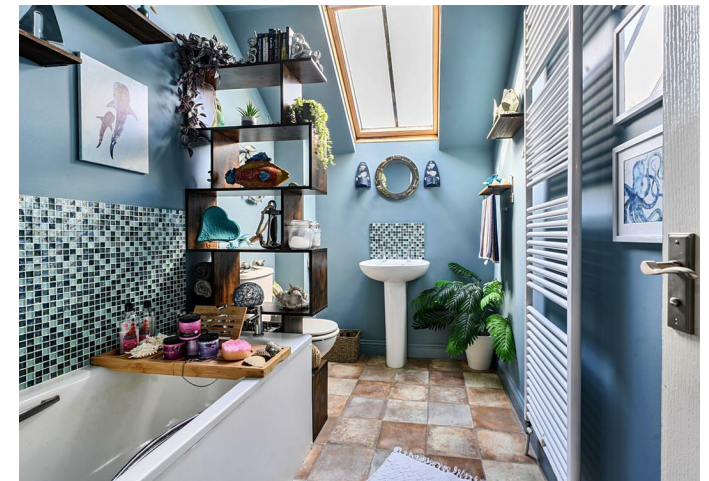
The area around the property is at a very low risk from

flooding from rivers, seas and surface water.

We are obliged to inform all interested parties that the land beyond the garden is subject to a recent planning application for the construction of 84 dwellings, associated highways, drainage, engineering and landscaping. Planning Ref 26/0003/EIA Land South and East of Endfield, Lyme Road, Axminster.

LOCAL AUTHORITY

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



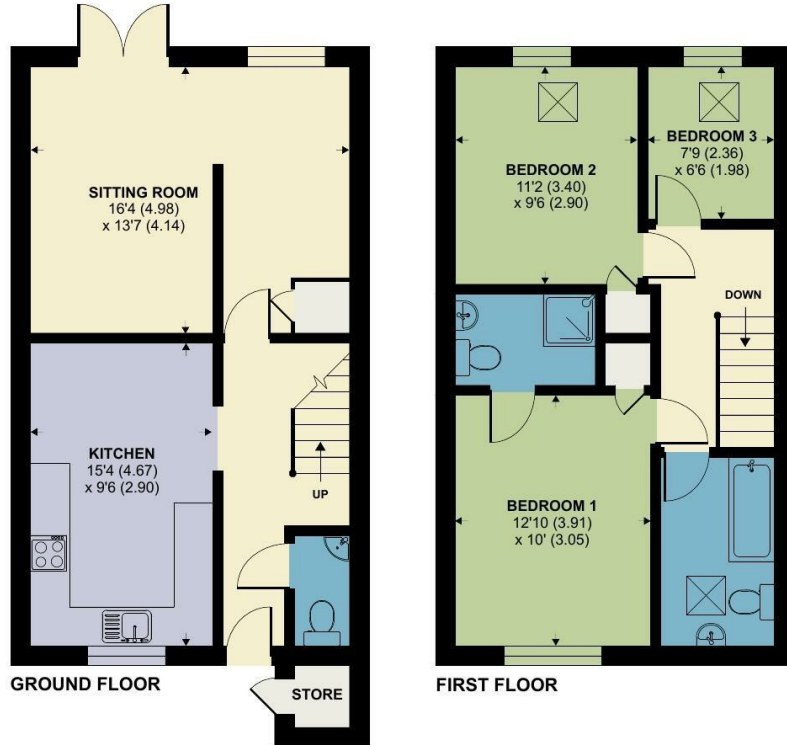
Loup Court, Axminster

Approximate Area = 968 sq ft / 89.9 sq m

Outbuildings = 83 sq ft / 7.7 sq m

Total = 1051 sq ft / 97.6 sq m

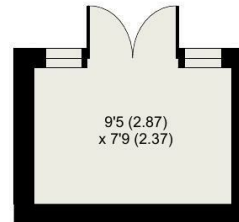
For identification only - Not to scale



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: 1527781



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Axm/RIS/6.10.26



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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