



Symonds  
& Sampson

3 Brewer Avenue  
Axminster, Devon



# 3 Brewer Avenue

Axminster  
Devon EX13 5FT

A three-bedroom, semi-detached modern family home  
which was built in 2014

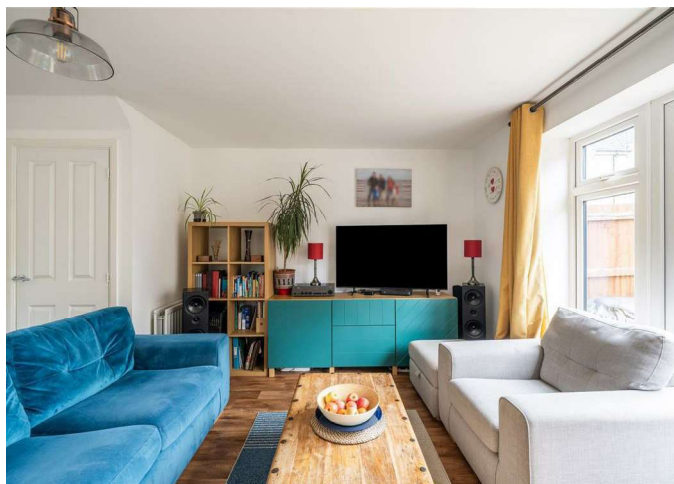


- Semi Detached House
  - Home Office
- Enclosed South Facing Rear Garden
  - Garage & Parking for 2 Cars
- Cloakroom & Ensuite Shower Room

Guide Price **£290,000**

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

A modern three-bedroom family home featuring a mix of open plan and formal living space. An enclosed southerly facing garden with home office, single garage and parking for two cars.

## ACCOMMODATION

On entering the property, you are greeted into a hallway with a cloakroom to the left-hand side. Situated to the front elevation is a modern kitchen comprehensively fitted with a range of cream units, with a range of integrated appliances. The living room is a good size and has double doors that lead out into the garden. To the first floor are three bedrooms and a family bathroom. The master bedroom includes an en-suite shower room. Gas fired central heating, mains wired smoke alarms and extensive double-glazed windows throughout.

## OUTSIDE

To the front are two parking spaces with access to the single garage, a gate gives access to the south facing rear garden, which is fully enclosed and laid to lawn. A home office has been erected which is double glazed and has light and power fitted.

## LOCAL AUTHORITY

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

## SITUATION

Brewer Avenue is part of a modern housing development less than a mile from the town centre of Axminster with the property forming part of a small cul-de-sac of just four properties. 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 and schools, as well as churches, cafes and restaurants.

## SERVICES

Mains Electricity, Gas, Water & Drainage.  
Broadband: Ultrafast available. Source- Ofcom.org  
There is mobile coverage in the area, please refer to Ofcom's website for more details.

## DIRECTIONS

What3Words  
sardine.offline.craftsmen

## EDUCATION

Primary schooling at Axminster. Good state secondary

schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Chard School, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

## MATERIAL INFORMATION

Flood Risk Very Low





# Brewer Avenue, Axminster

Approximate Area = 830 sq ft / 77.1 sq m

Garage = 176 sq ft / 16.3 sq m

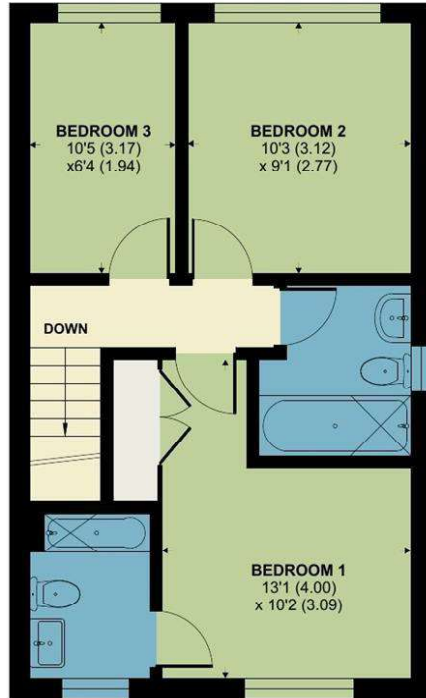
Total = 1006 sq ft / 93.4 sq m

For identification only - Not to scale

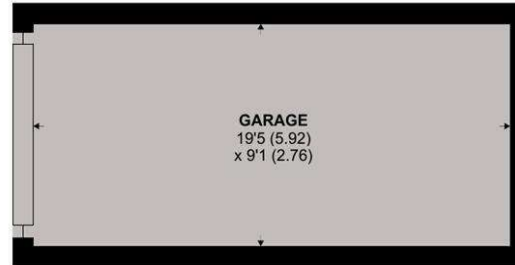
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
89-92 (A)		
81-88 (B)		
69-80 (C)	78	83
55-68 (D)		
49-54 (E)		
41-48 (F)		
35-40 (G)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1353267



Axm/ACR/10.9.25



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