



Symonds
& Sampson

1 Pound Cottages

Musbury Road, Axminster, Devon

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Musbury Road
Axminster
Devon EX13 5JN

A beautiful end of terrace stone cottage with a single garage included nearby and located just a short walk from the town centre and train station.. NO ONWARD CHAIN.



- Three storey cottage
 - Separate studio
- Double glazed windows
- Gas fired central heating
 - No Onward Chain
 - Garage nearby

Guide Price £225,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A beautiful end of terrace stone cottage with a single garage included nearby and located just a short walk from the town centre.

ACCOMMODATION

Access into the property leads you directly into the sitting room which has beams giving character to the cottage, with a staircase leading to the first floor which include the master bedroom with built in storage. Family bathroom to include shower over the bath, WC and wash hand basin. A good size landing grants access to the second floor with eaves storage and bedroom 2. The kitchen leads from the sitting room and has recently been refitted with built-in appliance including an oven, gas hob, dishwasher and fridge freezer. A double glazed door provides access to your rear garden. The property benefits with double glazed windows throughout.

OUTSIDE

The property is accessed via a shared path leading to number 1 & 2 Pound Cottages. The front garden is laid to lawn with a separate vegetable patch located a few steps away. The rear garden is enclosed with timber fencing and part walled, is low maintenance. A paved area leads to a detached studio which has a sink, hot water and WC fitted. Outside tap, and light. A pathway leading to a gate for side

access back to the front of the property. A single garage is included and is a short walk from the property.

SITUATION

Located within the town, the cottage is well placed for local amenities and nearby schools. 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, schooling and train station that is on the direct line to London Waterloo and Exeter. There is a well-supported produce market held in Trinity Square every Thursday.

DIRECTIONS

What3words

///optimally.conqueror.resonates

SERVICES

Mains Electricity, Gas, Water & Drainage.

Broadband : Ultrafast available.

Mobile Network Coverage : Likely outside. Limited inside, although good coverage is available on Vodaphone.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council

Tel : 01404 515616

Council Tax Band B

MATERIAL INFORMATION

The property is located in Flood Zone 1, an area with a low probability of flooding.

There is a private right of access around the gardens for the residents of the terrace.

A single garage is located nearby



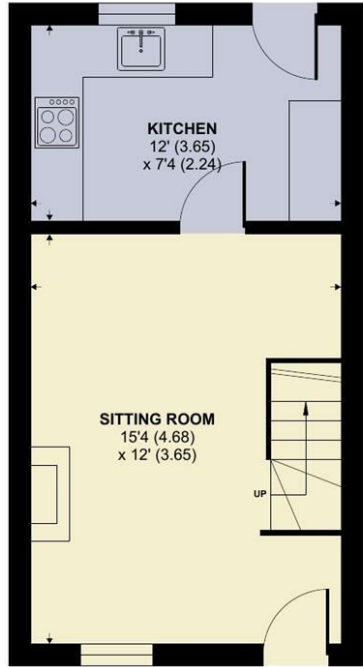
Musbury Road, Axminster

Approximate Area = 706 sq ft / 65.5 sq m
 Limited Use Area(s) = 15 sq ft / 1.3 sq m
 Outbuilding = 114 sq ft / 10.5 sq m
 Total = 835 sq ft / 77.3 sq m

For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E		44	
(35-47) F			
(21-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



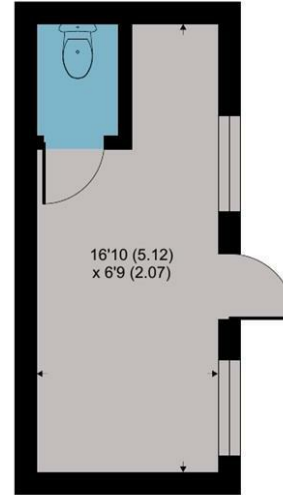
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING



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: 1262759



AxmRes/RIS/24.3.25



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