

Symonds
& Sampson

7 York Close

Axminster, Devon



7 York Close

Axminster
Devon EX13 5DJ

Detached three bedroom residence set in a well regarded cul de sac with good size gardens and garage.
No onward chain.



- Prime cul de sac location
 - In need of updating
- Potential to extend (STPP)
- Double glazed conservatory
 - Private enclosed garden
 - Partial double glazing
- Gas fired central heating
 - Close to schools
 - No onward chain

Guide Price **£295,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

7 York Close was constructed during the late 1980's by Redrow Homes and sits in a small cul de sac of just nine detached properties. The property is traditionally constructed and features mock Tudor styling synonymous with Redrow properties from this era. Despite being a much loved home the house is now in need of updating and offers potential buyers an opportunity to create a wonderful modern home in one of Axminster's most popular addresses. Of note is the generous size of the plot which offers an excellent outdoor space as well as an opportunity to create further off road parking in addition to the existing garage and driveway.

ACCOMMODATION

To the front of the property is the main reception space with bay front window and fireplace housing a gas fire. An archway leads through to the dining area with access to the kitchen and to the conservatory via sliding doors. The conservatory features brick-built dwarf walling and double glazed sealed units under a pitched roof. While the kitchen has been fitted with a range of traditional wood front units with integral oven, hob and cooker hood. There is a downstairs cloakroom and useful storage cupboard located off the entrance hallway. To the first floor are three bedrooms (two doubles & one single), the master bedroom includes an ensuite shower room. To the rear of the first

floor is the family bathroom with matching suite and extensive tiling.

OUTSIDE

A brick lined driveway leads to the detached garage and an area of lawned garden with pathway providing side access to the rear garden. The enclosed garden is mainly lawned with patio seating area, established shrubs and is well enclosed with timber fencing. Outside lighting and water supply. The garage has a pedestrian access door to the side and power installed.

SITUATION

York Close is a small select cul-de-sac of detached properties situated less than a mile from Axminster town centre. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery, and dentists. There is a well supported country produce market held in Trinity Square every Thursday. 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 train station that is on the direct line to London Waterloo to Exeter line.

SERVICES

All mains services connected. Ultrafast broadband and mobile coverage are available. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band D

MATERIAL INFORMATION

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



York Close, Axminster

Approximate Area = 1040 sq ft / 96.6 sq m

Garage = 141 sq ft / 13 sq m

Total = 1181 sq ft / 109.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		74	79
		EU Directive 2002/91/EC	



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: 1407289



Axm/RIS/10.2.26



01297 33122

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



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 of 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