

Symonds
& Sampson



Wentworth
Lyme Road, Axminster, Devon

Wentworth

Lyme Road
Axminster
Devon EX13 5BL

An extended three bedroom property set off the Lyme Road with established gardens, garage and no onward chain.



- Favoured residential area
 - Close to schools
- Three reception rooms
- Scope for improvement
- Downstairs cloakroom
 - Built in wardrobes
- Extensive double glazing
 - Electric heating
 - Attractive gardens

Guide Price **£375,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Wentworth is welcomed to the market with the benefit of no onward chain and presents an ideal renovation project for buyers who favour properties with the opportunity to add value. This much loved family home has been in the same family for close to 65 years and would make the ideal home for a growing family or for those who are looking for an established residence. The original accommodation has been extended to the ground floor and offers a good degree of flexibility with multiple reception rooms. The extended driveway and garage provides ample off road private parking.

ACCOMMODATION

The well-appointed accommodation follows a traditional arrangement with the principle reception rooms and kitchen arranged around a central hallway. To the front of the property is the formal dining room, with fireplace and the kitchen beyond. Fitted with a range of units, space for appliances and doorway leading out to a dual aspect family room overlooking the gardens. On the opposite side of the hallway is the extended sitting room, again this room enjoys a dual aspect, fireplace and double doors lead through to the double glazed conservatory. To the first floor are three bedrooms (2 doubles & 1 single) and family bathroom.

OUTSIDE

From Lyme Road the driveway leads up to the property and garage. There are level lawned gardens with mature shrubs, a paved seating area beside the storm porch and gated side access. To the rear of Wentworth is an attractive garden, well stocked with mature shrubs, numerous seating areas, greenhouse and pond

SITUATION

The property is situated in a most convenient position approximately half a mile from the town centre. It is also ideally placed with primary and secondary schooling in walking distance. 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.

DIRECTIONS

What3Words
///punctual.dairies.roadmap

SERVICES

Mains electric, water and drainage.
Broadband : Ultrafast broadband available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band: D

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.

The sale of Wentworth is subject to obtaining the Grant Of Probate.



Lyme Road, Axminster

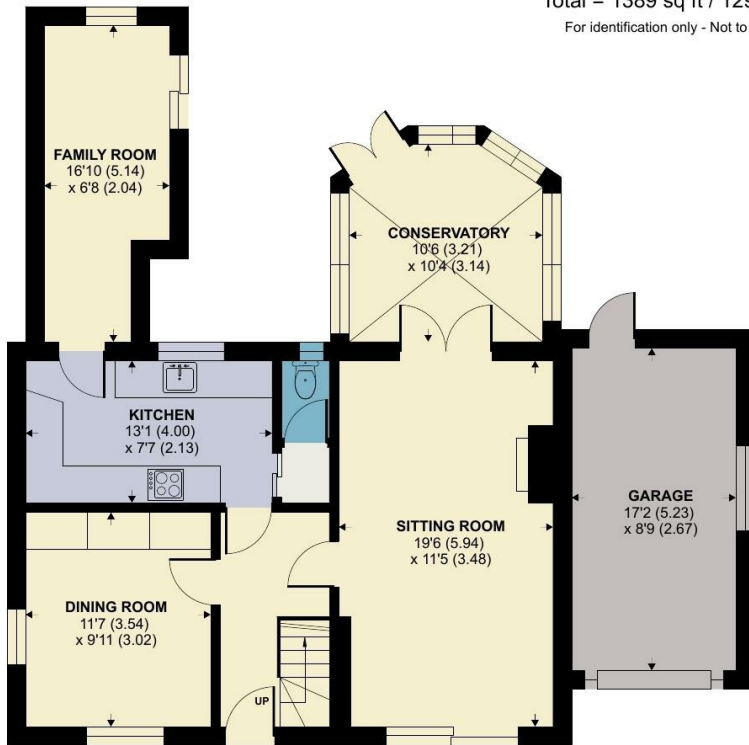
Approximate Area = 1239 sq ft / 115.1 sq m

Garage = 150 sq ft / 13.9 sq m

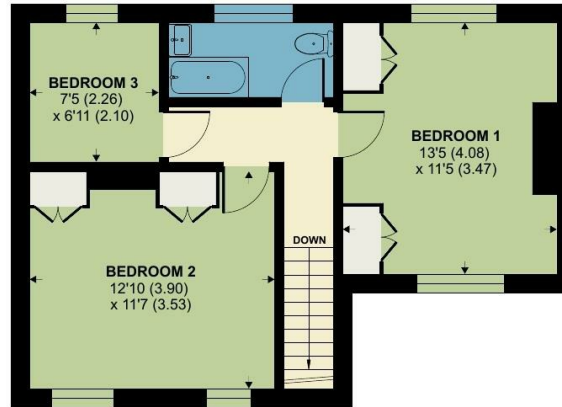
Total = 1389 sq ft / 129 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		62
Less than average	E		
Energy inefficient	F		
Very energy inefficient - higher running costs	G	1	
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). © n1che.com 2026. Produced for Symonds & Sampson. REF: 1453936



Axm/RIS/18.5.26



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