

Symonds
& Sampson

20 Woodbury Park
Axminster, Devon

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Axminster
Devon EX13 5QZ

A mid terraced home offering two bedrooms, a shower room, open plan kitchen and living room, and stunning southerly views over surrounding countryside. No onward chain.



- Mid terrace house
 - Double glazed
 - Off road parking
- Beautiful views over the Axe Valley
 - No onward chain

Guide Price **£245,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Built during the 1960's, the property has a feeling of space as soon as you walk through the front door. The property is decorated in neutral colours throughout and benefits from a gas fired central heating system and double-glazed windows.

ACCOMMODATION

Boasting far reaching countryside views, this extended family home is welcomed to the market with no onward chain and benefits from the southern elevation enjoying views over the surrounding countryside. To the ground floor is an open plan living room /kitchen that has sliding doors leading out to the front garden with a seating area where you can enjoy the surroundings. The kitchen is fitted with a vast number of cupboards and drawers along with a built-in oven, hob and extractor fan, fridge freezer and dish washer, access to a garden room which has space and plumbing for a washing machine and a useful downstairs W/C. To the first floor are two bedrooms with the larger having built in cupboards. The shower room is fitted with a white suite. There are extensive double-glazed windows along with a gas fired central heating system.

OUTSIDE

To the front elevation is a level lawned garden, with enclosed seating area. This area offers fine views towards

Kilmington. The rear garden is low maintenance with gated rear access on to a pathway that leads to the private parking.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band B.

SITUATION

Woodbury Park is located on the favoured southern side of Axminster with this particular property situated on the very outskirts of the estate. 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.

SERVICES

All mains services connected. Superfast broadband & mobile coverage are available in the area, please refer to Ofcom's website for further details.

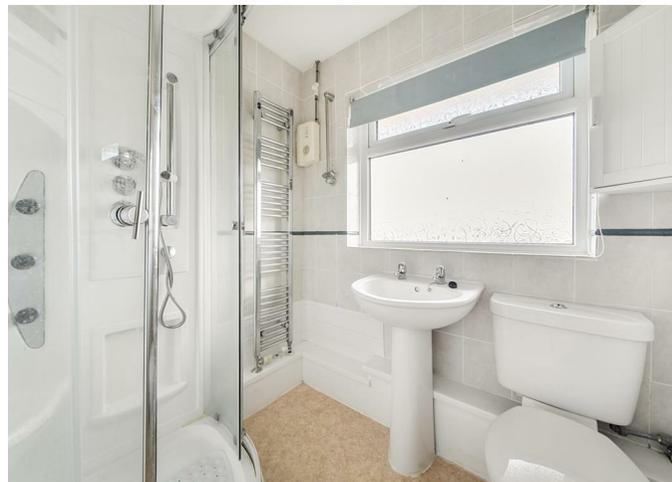
DIRECTIONS

<https://w3w.co/symphonic.noon.zones>

MATERIAL INFORMATION

The property is at very low risk of flooding from both rivers & seas and surface water.

Probate has been applied for. There is a right of access for the homeowners to the front of the terrace.



Woodbury Park, Axminster

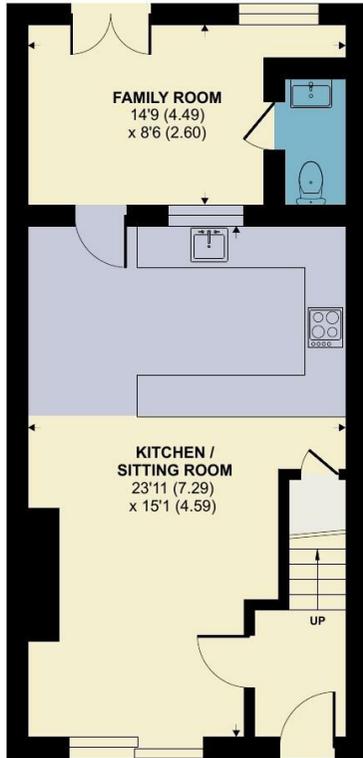
Approximate Area = 876 sq ft / 81.3 sq m

For identification only - Not to scale

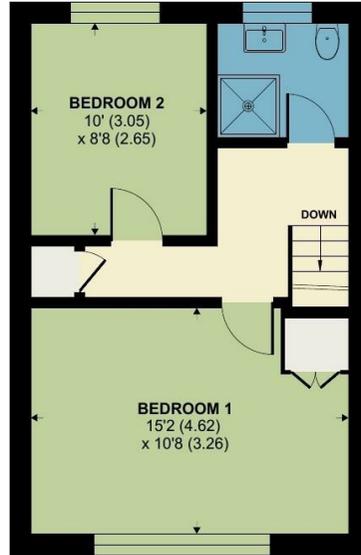


Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Symonds & Sampson. REF: 1421341



Axm/AR/3.3.26



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