



Symonds
& Sampson

69 Flax Meadow Lane
Axminster, Devon

69 Flax Meadow Lane

Axminster
Devon EX13 5FH

A beautifully presented three double bedroom town house presented in excellent condition with pleasant views and the added benefit of no onward chain.



- Outstanding family home
- Spacious accommodation
- Three double bedrooms
 - Two bathrooms
- Downstairs cloakroom
 - Nearby garage
- No onward chain

Guide Price **£287,500**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Built by renowned regional developers Wainhomes in 2015 this impressive three storey residence offers ample space for a growing family. The well-proportioned accommodation is presented in excellent decorative condition throughout and benefits from good quality fixtures and fittings. The Hanbury house design is one of the most popular on Millbrook Meadows with this particular property finished with a stone facing. The property is fully double glazed and includes gas fired central heating as well as mains wired smoke detectors to all floors.

ACCOMMODATION

The property is entered via a double glazed front door that opens into a small entrance hall with staircase rising to the first floor accommodation. To the front elevation of the property is a spacious sitting room that features a bay window and fireplace housing an electric fire. The kitchen/dining room has been fitted with a wide selection of cream units, solid wooden work surfacing, integrated appliances and provides ample space for a dining table. Double doors lead out to the garden. There is also a downstairs cloakroom. To the first floor are two double bedrooms and a recently remodelled contemporary shower room, with walk in shower. To the second floor is a generous dual aspect master bedroom with en- suite facilities.

OUTSIDE

To the rear of the property is a low maintenance garden with patio seating area and a variety of mature plants and shrubs. Pedestrian gate proving rear access. The garage is located under a nearby coach house and has a short driveway in front of it.

SITUATION

Flax Meadow forms part of a modern housing development approximately one mile from the town centre of Axminster. The property is ideally placed with both primary and secondary schooling within walking distance. 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 supermarkets and schools, as well as churches, cafes and restaurants. There is a well supported local produce market every Thursday in Trinity Square.

DIRECTIONS

What3Words

///newsprint.turkey.target

SERVICES

All mains services connected.
Ultrafast broadband and mobile coverage are available.
Please refer to Ofcom's website.

LOCAL AUTHORITY

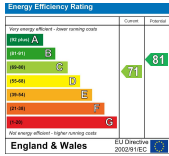
East Devon Council. Tel : 01404 515616

Council Tax Band C

MATERIAL INFORMATION

The land around the property is at very low risk from flooding from rivers and seas, and surface water. The development is subject to the section 106 discharge where a management agent will be appointed and a yearly maintenance fee for the development will become payable. The garage is located under 65 Flax Meadow Lane, and is held on a 999 year lease as of February 2011. The seller is including the fitted blinds, wardrobe & fridge freezer within the guide price.





Flax Meadow Lane, Axminster

Approximate Area = 1055 sq ft / 98 sq m

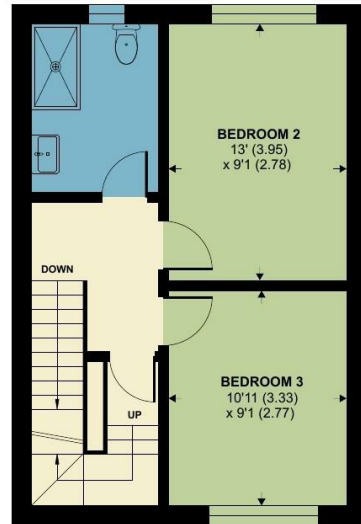
Garage = 152 sq ft / 14.1 sq m

Total = 1207 sq ft / 112.1 sq m

For identification only - Not to scale



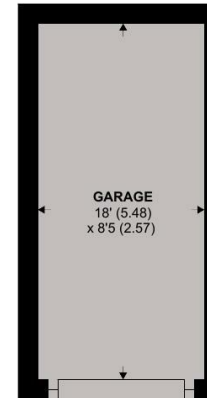
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE



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: 1407660



Axm/RIS/6.2.26



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 or 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