

Symonds
& Sampson



Melbury

1 Woodbury Lane, Axminster, Devon

Melbury

1 Woodbury Lane
Axminster
Devon EX13 5QT

This exceptional detached bungalow conveniently situated close to the facilities on offer in the market town of Axminster. Offering good size accommodation, integral garage, parking, no onward chain, this modern home demands viewing to be fully appreciated.



- Detached bungalow
- Double glazed throughout
- Driveway & garage
 - Conservatory
 - No onward chain



Guide Price **£400,000**

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

A very spacious, modern three-bedroom detached bungalow, originally built around 25 years ago with ample off-road parking, integral garage and has been in the same ownership since new. The property is located just off a residential road and is one of a pair built at the same time. It is ideally located as it lies within easy reach of the train station and the town.

ACCOMMODATION

This very attractive bungalow offers an entrance porch which in turn leads to a spacious entrance hall with a built-in storage cupboard and an airing cupboard housing the hot water tank. The sitting room has a feature fireplace, with a gas fire fitted and double doors leading into the dining room and uPVC French doors into the conservatory. The kitchen is fitted with cream units with a built-in dishwasher, oven and hob. There is space for a fridge freezer and a washing machine and allows access into the garage and the garden. There are three good size bedrooms, all having fitted wardrobes and over bed storage with the main bedroom enjoying an en-suite shower room. There is also a family bathroom which has a shower fitted over the bath.

OUTSIDE

Externally, the home benefits from a garden to the rear and side of the property, with a patio leading from the conservatory and steps providing access down to the stream making a tranquil environment to enjoy the sunny days and al-fresco dining. Off-street parking is provided to the front and grants access to the garage which has an up and over door, light and power and the gas boiler.

SITUATION

The property lies at the beginning of Woodbury Lane on the edge of the Woodbury Park development. 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 two supermarkets, schools, as well as churches, cafes and restaurants.

LOCAL AUTHORITY

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

SERVICES

All mains services connected

DIRECTIONS

<https://w3w.co/luckier.engaging.remarking>

MATERIAL INFORMATION

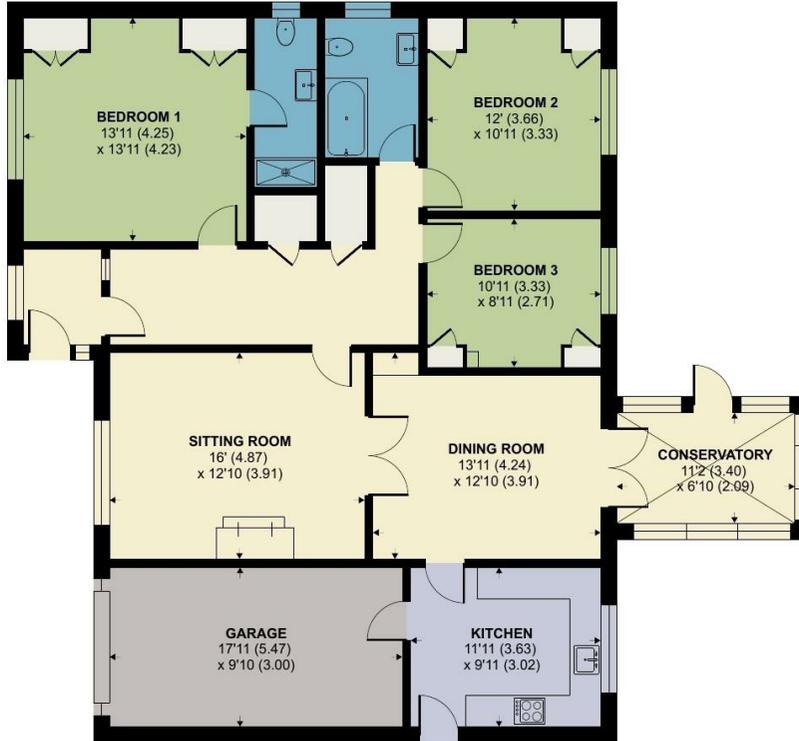
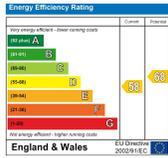
The property is at very low flood risk from both rivers & seas and surface water.

The property is being sold with no onward chain.



Woodbury Lane, Axminster

Approximate Area = 1349 sq ft / 125.3 sq m
 Garage = 182 sq ft / 16.9 sq m
 Total = 1531 sq ft / 142.2 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2026. Produced for Symonds & Sampson. REF: 1419195



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