



Symonds
& Sampson

15 Millbrook Dale
Millbrook Dale, Axminster, Devon

15 Millbrook Dale

Axminster
Devon EX13 5EF

A well presented three bedroom detached bungalow with parking and garage. Walking distance to Axminster town.



- Modern fitted kitchen
- Double glazed windows
- Gas fired central heating
 - Cul-de-sac location
 - Conservatory
 - Cloakroom
 - No Onward Chain

Guide Price **£399,995**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

15 Millbrook Dale is welcomed to the market in excellent decorative order and benefits from modern fittings as well as a gas fired central heating system and double glazed windows throughout. A particular feature is the tucked away location, adjoining driveway and an attached garage.

ACCOMMODATION

From the main entrance hallway there is access to the principal rooms as well as a good size linen cupboard which houses the boiler and access to the loft space. From the sitting room access can be gained to the conservatory and kitchen. The sitting room and kitchen are open planned, allowing natural light to flood into the rooms. The kitchen has refitted with a range of modern units, built in fridge, freezer, electric hob, eye level cooker, and space for washing machine and tumble dryer. The three bedrooms are good size with the master bedroom benefiting built in wardrobes. The family bathroom has been replaced with a corner shower cubicle, hand basin, and WC. The property also features a separate cloakroom.

OUTSIDE

There is an adjoining driveway providing off road parking leading to the garage. Front garden is laid to lawn with two pedestrian gates from both sides of the property to the rear garden. The rear garden is tiered and filled with an

abundance of mature trees and shrubs. There are steps leading down through the garden to a gate providing pedestrian access to the street. From the conservatory there is a private, paved seating area which allows for outside entertaining and dining.

SITUATION

Millbrook Dale is a 1980's development of mainly detached bungalows situated within walking distance of the 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 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. There is a well supported produce market held in Trinity Square every Thursday.

DIRECTIONS

What3words
///amuse.nicely.tennis

SERVICES

All mains services connected
Superfast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band E

MATERIAL INFORMATION

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





Millbrook Dale, Axminster

Approximate Area = 1098 sq ft / 102 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 1317 sq ft / 122.3 sq m

For identification only - Not to scale

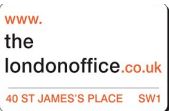
Energy Efficiency Rating		Current	Potential
Total energy efficient - lower heating costs			
31-35	A	69	78
26-30	B		
21-25	C		
16-20	D		
11-15	E		
6-10	F		
1-5	G		
Total energy efficient - higher heating costs			
England & Wales			
EU Directive 2002/91/EC			



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: 1434701



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