

Symonds & Sampson

4 Linseed Drive

Axminster, Devon

4 Linseed Drive
Axminster
Devon EX13 5FR

An exceptionally well designed three bedroom house offering spacious room sizes, modern conservatory, integral garage and attractive gardens.

3 2 1

- Cul dec sac location
- Reversed level accommodation to capitalize on the views
- Downstairs en-suite bedroom
- Stylish kitchen with dining area
- Double glazing & gas fired central heating system
- Conservatory installed in 2021
- Attractive south facing garden
- Integral garage/workshop

Guide Price £299,950

Freehold

Axminster Sales
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THE PROPERTY

4 Linseed Drive is a beautifully presented double fronted semi detached house featuring an attractive stone faced façade and elevated views across Axminster and the surrounding countryside. The imaginative layout makes the very most of the views from the main reception room as well as the impressive kitchen/dining room. The property offers excellent well rounded accommodation with plenty of space on offer along with all the modern conveniences and good energy performance rating one would expect from a modern home.

ACCOMMODATION

This rather unique arrangement of accommodation makes the very most of the space available. You enter the property via a double-glazed front door where you will find the entrance hallway and stairs rising to the first floor. To your right is the master bedroom which features a smart en-suite shower room and large built-in wardrobe. On the opposite side of the hallway is the integral garage which features, light and power as well as hot and cold water. To the first floor are two further double bedrooms, one is currently being utilised as the sellers' study/studio which in turn leads through to the conservatory. Both the sitting room and kitchen are situated along the front elevation. The kitchen features a wide range of cream front wall and base units, integrated appliances, and ample space for a dining table. There is a side door providing access to the rear garden along with a metal staircase that leads down to the front of the property. The family bathroom has been recently upgraded with a modern shower room.

SITUATION

The property enjoys a tucked away location set within a cul de sac. Linseed Drive forms part of the Millbrook Meadows development less than a mile from the town centre of Axminster. 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 and schools as well as churches, cafes and restaurants. It is also home to a well supported outdoor weekly market in Trinity Square every Thursday.

OUTSIDE

To the front of the property is a short driveway leading to the garage, mature shrubs and access to the rear garden via a shared staircase with the neighbouring property. The rear garden is an absolute delight and has been designed to encourage the local wildlife. There is a south facing patio seating area adjoining the conservatory, established shrubs, wildlife pond and garden shed. At the end of the garden are a selection of hazel trees. Not only does the garden enjoy a southerly facing aspect but it also offers a good degree of privacy. Outside power, light and tap.

DIRECTIONS

What3words
///bottled.vampire.cupboards

SERVICES

Mains electric, gas, water and drainage.
Broadband : Ultrafast available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band C.

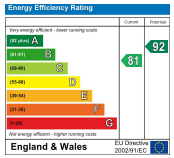
MATERIAL INFORMATION

The property is located in flood zone 1, an area with a low probability of flooding. Although not immediately affecting the property planning permission has been applied for to erect 29 dwellings to include highways, drainage, landscaping and ancillary incidental works at the land west of Prestoller Farm and Beavor Lane 21/3025/MFUL. The development is subject to the section 106 discharge where a management agent has been appointed. A yearly management fee will become payable once adopted for the upkeep of the communal areas within the development.









Linseed Drive, Axminster

Approximate Area = 991 sq ft / 92 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1133 sq ft / 105.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Symonds & Sampson. REF: 1239001





Axm/RS/3.9.26

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