



9 Parker Walk, Axminster, EX13 5FU

Guide Price £310,000 Freehold

- Three Bedroom Semi-Detached Home
- Master En-Suite Bedroom
- Enclosed Side Garden
- Lounge
- Family Bathroom
- Single Garage
- Kitchen/Diner
- Cloakroom/Utility Room
- No Onward Chain

9 Parker Walk, Axminster EX13 5FU

Nestled in Parker Walk, Axminster, this modern semi-detached house offers a delightful blend of comfort and contemporary living. Built in 2016, the property spans an impressive 1,109 square feet, providing ample space for families or those seeking a little extra room to breathe.

Inside, the property provides one reception space alongside an open-plan kitchen/diner, creating a sociable heart to the home that works well for everyday living and hosting. There are three bedrooms in total: a master bedroom with built-in wardrobes, plus two further double bedrooms, giving plenty of flexibility for family, guests, or home working. The house also benefits from two bathrooms, supporting comfortable family use.

This semi-detached three-bedroom house in Axminster offers a comfortable base in a well-connected Devon location, with space arranged to suit modern living.



Council Tax Band: C



Entrance Hall

Doors leading to the accommodation with stairs leading to the first floor. Radiator and a smoke detector.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a pedestal hand wash basin. Further benefiting from an integrated washing machine with a work top above and a storage cupboard housing the water tank.

Lounge

10'9" x 15'5" (3.29 x 4.72)

A dual aspect reception room with a box bay window to the front aspect and two windows to the side aspect. Further benefiting from two radiators.

Kitchen/Diner

10'9" x 15'6" (3.30 x 4.73)

Fitted with a range of matching wall and base units with work tops over comprising an integrated fridge freezer, an eye level double oven and a four ring gas hob with an extractor fan above. Continuing round to a one and a half bowl stainless steel sink and drainer with an integrated dishwasher underneath. The dining area enjoys a box bay window to the front aspect, radiator and French doors that open onto the garden.

Landing

Doors leading to the accommodation with a window to the front aspect, radiator and a smoke detector and loft access overhead.

Master Bedroom

8'5" x 15'3" (2.57 x 4.67)

A master en-suite double bedroom with a box bay window to the front aspect, radiator and fitted with an integral double wardrobe.

En-Suite

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower. Further benefiting from an opaque window to the side aspect and a heated towel rail.

Bedroom 2

8'3" x 10'9" (2.53 x 3.30)

A double bedroom with dual aspects from a box bay window to the front aspect and a window to the side aspect. Further benefiting from a radiator.

Bedroom 3

10'9" x 6'11" (3.30 x 2.11)

A double bedroom with a window to the side aspect and a radiator.

Family Bathroom

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin and a bath unit with a wall mounted shower. Further benefiting from a heated towel rail.

Outside

The property enjoys a fully enclosed side garden that enjoys a patio and wooden decked seating area with steps down leading to a laid to grass lawn and a wooden shed.

Garage

The property enjoys a single garage with an up and over garage door to the front aspect. The garage is located in a separate block a short walk away from the property.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

Development Charge: £248.52 per annum

Broadband: Full fibre broadband with a full fibre connection is available. For more information please visit openreach.com

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Utilities: All utilities are mains connected

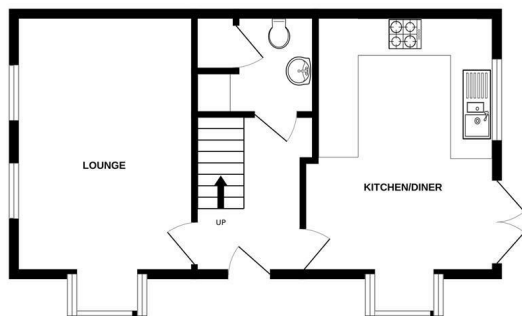
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

Local Area

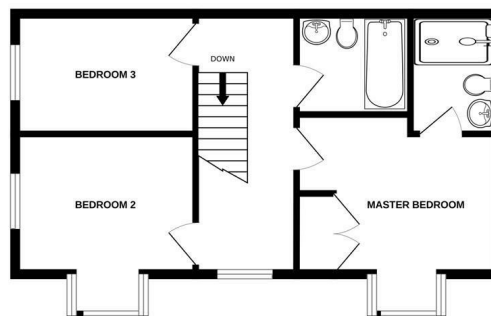
Axminster is well known for its traditional market-town feel and good local amenities, including supermarkets, independent shops and places to eat in and around the town centre. Nearby green spaces and countryside walks are easily reached, with the beautiful East Devon landscape and the Jurassic Coast within driving distance for days out.

Transport links are a key advantage here. Axminster railway station provides direct services to Exeter and London Waterloo, with journeys to Exeter typically taking around 40–50 minutes and to London around 2 hours 45 minutes, making this a practical base for commuting or visiting the capital. Road connections via the A35 and A358 give straightforward access to surrounding towns and coastal destinations such as Lyme Regis and Seaton.

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

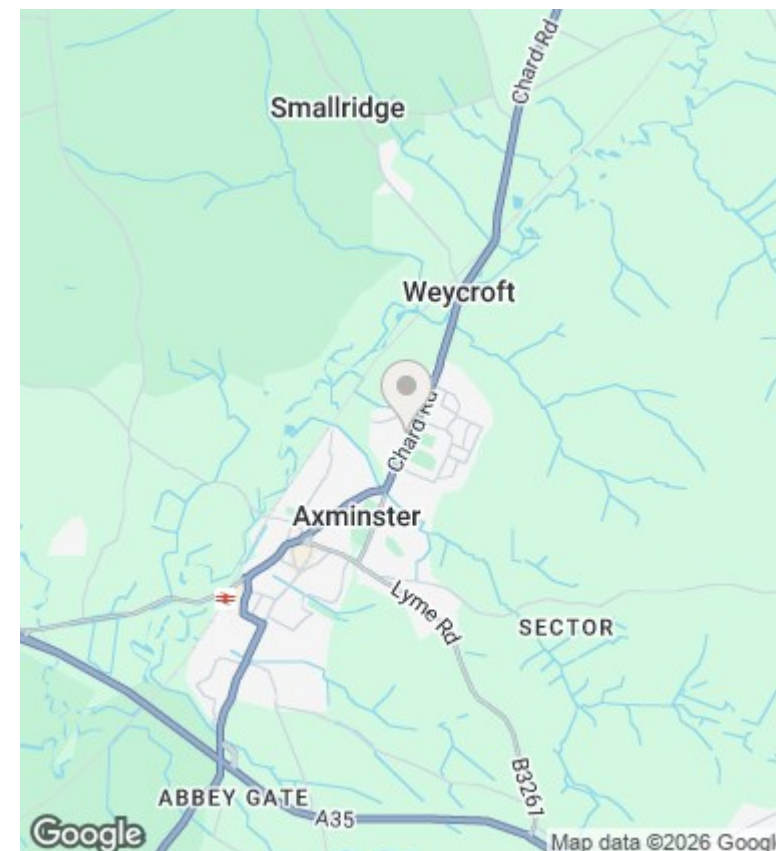


1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

whatthreewords: ///searches.wobbles.research

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		