

# 4 Doatshayne Close

Musbury, Axminster, Devon

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Musbury  
Axminster  
Devon EX13 8BQ

Being quietly and attractively positioned in a private cul-de-sac, this detached and extended bungalow is offered for sale for the first time since the 1960's.



- Detached bungalow
- Pleasant cul de sac location
  - Village setting
- Enclosed south facing rear garden
  - Garage & off road parking



Guide Price **£350,000**

Freehold

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## THE PROPERTY

Situated in this peaceful cul-de-sac, is a delightful, detached, and extended bungalow, built in the 1960's that offers comfortable living, perfect for downsizers or those seeking a quiet retreat.

## ACCOMMODATION

This well presented 1960's, extended two-bedroom detached bungalow offers comfortable living with a pretty and well-maintained garden.

On entering the property, the hallway leads into a sitting room which flows seamlessly into a bright and spacious conservatory - an ideal space for entertaining or simply relaxing with views over the rear garden. The kitchen/breakfast room is well fitted with ample cabinetry and workspace, offering a practical and sociable area for day-to-day living. The main bedroom benefits from fitted wardrobes and a pleasant outlook, while the second bedroom offers excellent versatility and would work equally well as a guest room, study or home office. The bathroom has been extended and completes the internal accommodation.

## OUTSIDE

Externally, the rear garden offers a great space perfect for enjoying sunny afternoons or hosting outdoor gatherings,

while to the front, the driveway provides off street parking for two cars and leads to an integral garage, offering further storage or potential workshop space.

## LOCAL AUTHORITY

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

## SITUATION

The property is set within a small private cul-de-sac on the outskirts of Musbury village. Musbury has an active community supporting an ancient church, inn, petrol station with shop and post office, village hall and primary school. The bustling market town of Axminster and coastal town of Seaton are both within easy reach (3 miles). They offer all the facilities one would expect including supermarkets, independent and national shops as well as doctor surgeries and dentists. Both towns offer many recreational facilities, sports centre and swimming pool. A little further on is the popular resort of Lyme Regis, with its famous Cobb and sandy beach. There are good transport connections locally including a mainline railway station at Axminster and a regular bus service within the village. Both Axminster and Seaton offer secondary schooling, and the renowned Colyton Grammar is nearby. The Cathedral city of Exeter is readily accessible with its excellent shopping facilities, cinemas, international airport and access to the M5.

## SERVICES

Mains electricity, Gas, water and drainage. Solar Panels and 2 batteries, with feed in tariff. Superfast broadband and mobile network coverage available. Refer to Ofcom's website for details.

## DIRECTIONS

<https://w3w.co/umbrellas.paler.marriage>

## MATERIAL INFORMATION

The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk

## AGENT'S NOTE

The owner has a wall mounted Hideaway bed fitted in the living room which is convenient for occasional visitors





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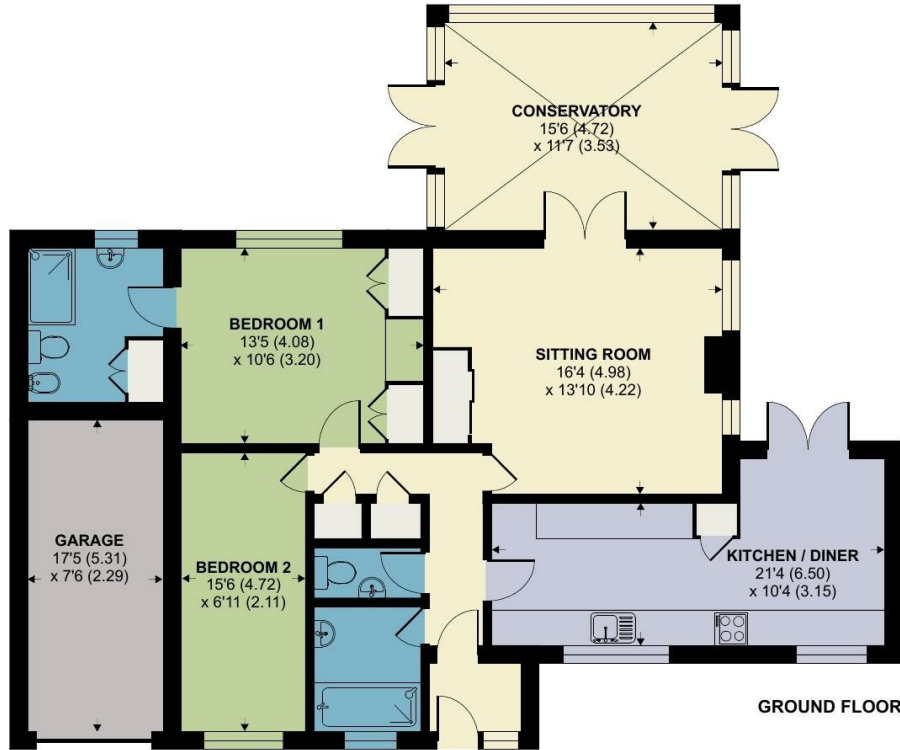
Approximate Area = 1143 sq ft / 106.2 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1277 sq ft / 118.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Total energy efficient - lower energy costs			
92-100	A		
81-91	B		
69-80	C	75	77
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Air energy efficient - higher energy 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). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1438531



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