



The Brambles Musbury, Axminster, EX13 8AW

Guide Price £330,000 Freehold

- Three Bedroom Semi-Detached House
- Dining Area
- Cloakroom
- Lounge
- Sun Room
- Gated Driveway Parking
- Kitchen
- Family Bathroom
- Garden

The Brambles , Axminster EX13 8AW

This much loved three-bedroom semi-detached house in Musbury, offers a practical layout in a pleasant East Devon village setting.

On the ground floor, you'll find an open-plan kitchen with dining space, creating a sociable area for everyday meals and entertaining. There are two reception rooms: one enjoys large windows that bring in plenty of natural light, while the second reception room offers a garden view, giving a comfortable space to relax and connect with the outdoors. Upstairs are three double bedrooms, providing flexible accommodation for families, guests, or home working. There is a family bathroom serving the bedrooms. The property also benefits from a garden, ideal for outdoor seating, or planting.

This semi-detached three-bedroom house in Musbury is for sale and provides a comfortable base for enjoying both village life and the wider attractions of East Devon and the Jurassic Coast.



Council Tax Band: D



Porch

A useful side porch perfect for coats and boots. Benefiting from a radiator and storage cupboard.

Hallway

Doors leading to the accommodation with stairs ascending to the first floor. Further benefiting from a smoke detector.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a hand wash basin inset into a vanity unit. An opaque window to the side aspect and radiator.

Lounge

16'11" x 11'10" (5.17 x 3.61)

A welcoming reception room with a feature fireplace with a hearth, surround and mantle and two feature curved windows to the front aspect. Further benefiting from a radiator.

Kitchen Area

10'9" x 8'9" (3.30 x 2.67)

Fitted with a range of matching wall and base units with work tops over. Comprising a one and a half bowl stainless steel sink and drainer. Continuing round to an electric four ring hob with an extractor hood above and an oven underneath. The kitchen further enjoys space and plumbing for a washing machine and a slimline dishwasher under the work tops. A patio door leads to the garden and a window to the side aspect.

Dining Area

12'2" x 9'5" (3.71 x 2.89)

Adjoining the kitchen this useful second reception space is perfect for entertaining family and friends, with a radiator and French doors leading to the sun room.

Sun Room

8'8" x 13'10" (2.66 x 4.22)

With a window to the rear aspect and French doors providing access to the garden the sun room enjoys outlooks onto the garden, benefiting from a radiator and loft access.

Landing

Doors leading to the accommodation with loft access and a smoke detector overhead. Further benefiting from an airing cupboard.

Bedroom 1

11'10" x 11'8" (3.63 x 3.56)

A double bedroom with a window to the front aspect and radiator. Further benefiting from a range of fitted wardrobes.

Bedroom 2

12'8" x 8'10" (3.88 x 2.71)

A double bedroom with a window to the rear aspect, radiator and storage cupboard.

Bedroom 3

8'8" x 11'10" (2.66 x 3.62)

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

Family Bathroom

8'9" x 7'7" (2.69 x 2.33)

Fitted with a white suite comprising a low level hand flush w.c. and a hand wash basin inset into a vanity unit. Further benefiting from a shower unit with a wall mounted mains shower, heated towel rail and an opaque window to the rear aspect.

Outside

The property is approached by a wooden gated driveway providing useful off road parking. A gravelled pathway leads to a quaint garden, predominantly laid as a patio seating area which enjoys a variety of well established and maintained garden plants.

Location

Musbury sits between Axminster and Seaton, surrounded by countryside and walking routes, including access towards the East Devon Area of Outstanding Natural Beauty and the River Axe valley. Axminster's town centre offers supermarkets, independent shops, and cafés, with further amenities and the seafront available in nearby Seaton and Lyme Regis.

For public transport, Axminster railway station is around a 10–15 minute drive, offering direct services to Exeter (around 40–50 minutes) and London Waterloo (approximately 2½–3 hours), making regional and city journeys manageable. Local bus routes connect Musbury with neighbouring towns and coastal villages.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

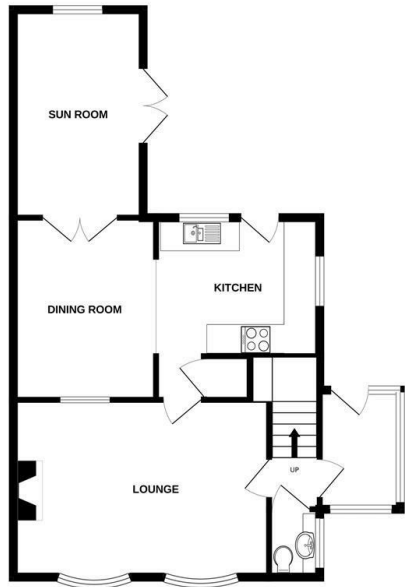
Utilities: All utilities are mains connected

Broadband: Fibre to cabinet broadband is available to order. Please visit openreach.com for more information

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

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

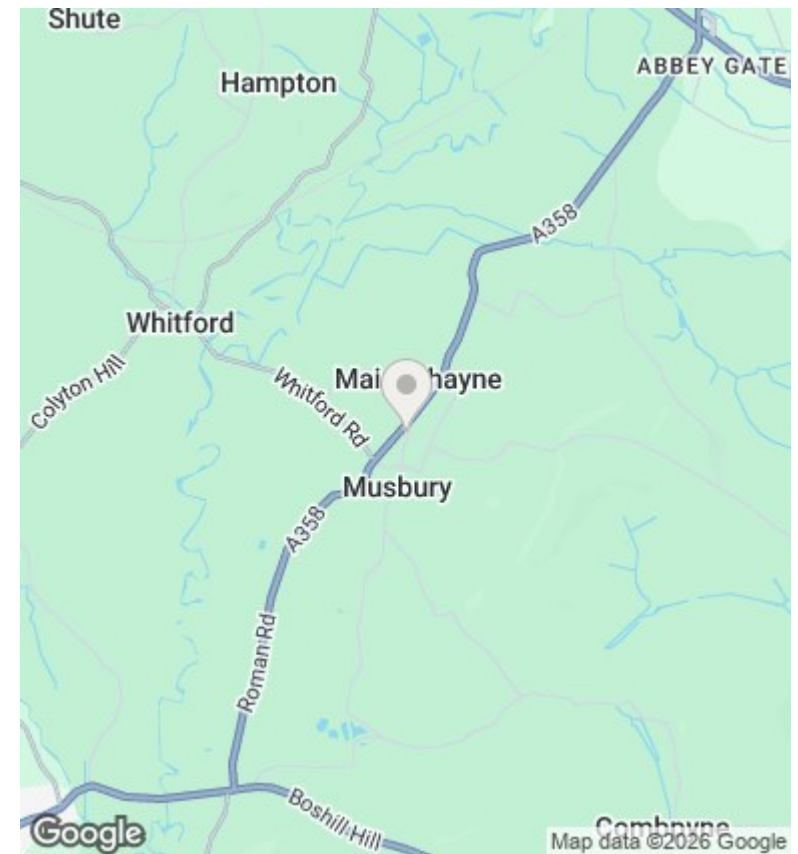
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) approx.
While 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

what3words: ///mammoths.episodes.waxer

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	70	
(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	