

The logo for Symonds & Sampson is located in the top right corner. It consists of the company name in a white serif font on a dark green rectangular background. The ampersand is stylized and yellow.

Symonds  
& Sampson

A photograph of a two-story semi-detached house with a light-colored textured facade and a dark grey tiled roof. The house features a white front door with a small arched porch, a large front window, and a side window. A red car is visible through the front window. The property is surrounded by a green lawn and a black metal fence. The sky is blue with light clouds.

16 Boxfield Road  
Axminster, Devon

# 16 Boxfield Road

Axminster  
Devon EX13 5LB

A traditionally constructed three double bedroom home in need of modernisation with south facing garden and parking. No onward chain.



- Renovation opportunity
- Traditional accommodation
- Downstairs cloakroom
- Two reception rooms
- Extensive double glazing
  - Electric heating
- Large south facing garden
  - Plenty of parking
  - No onward chain

Guide Price **£250,000**

Freehold

Axminster Sales  
01297 33122

[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

16 Boxfield Road is an exciting renovation opportunity which is being welcomed to the market with the added benefit of no onward chain. The property is built of brick and rendered elevations under a slate roof. Despite being in need of renovation the property does feature modern double glazed windows and doors as well as a recently installed wet room. The large south facing garden and ample off road parking only adds to this exciting project.

## ACCOMMODATION

The ground floor accommodation comprises entrance hallway, cloakroom, wet room, sitting room, dining room, and kitchen. To the first floor are three double bedrooms.

## OUTSIDE

The front garden has been laid to hardstanding and provides plenty of parking. Gates side access leads to a lawned south facing garden.

## SITUATION

Boxfield Road is an established residential area just off the Musbury Road, ideally placed for Axminster train station and 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 independent shops, supermarket, schooling and train station that is on the direct line to London Waterloo and Exeter.

## DIRECTIONS

What3Words  
///bits.bounding.keyboard

## SERVICES

Mains electric, water and drainage.  
Ultrafast broadband and mobile network coverage available.  
Refer to Ofcom

## LOCAL AUTHORITY

East Devon District Council  
01404 515616  
Council Tax Band B

## MATERIAL INFORMATION

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



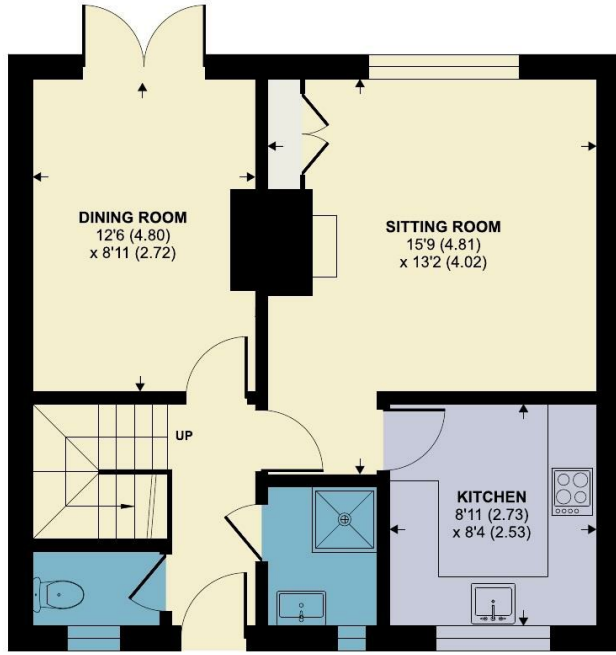
# Boxfield Road, Axminster

Approximate Area = 990 sq ft / 91.9 sq m

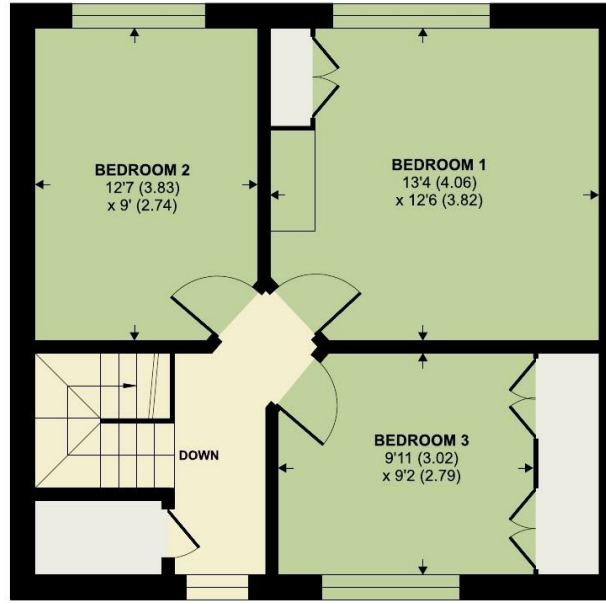
For identification only - Not to scale



Energy Efficiency Rating		Current	Maximum
The energy efficient (green) rating scale			
Very good	A		
Good	B		
Reasonable	C		
Below average	D		
Poor	E		
Very poor	F		
Worst	G		
The energy inefficient (red/orange) scale			
		75	41
England & Wales			
		EU Directive	2002/91/EC



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2026. Produced for Symonds & Sampson. REF: 1441403



Axm/RIS/25.4.6



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