

Symonds  
& Sampson



# 1 Twin Cottages

Silver Street, Axminster, Devon

# 1 Twin Cottages

Silver Street  
Axminster  
Devon EX13 5AH

A three storey period cottage with attractive character features, generous room sizes, and the benefit of no onward chain.



- Central town location
- Converted shop premises
- Good size reception room
- Downstairs cloakroom
  - Three bedrooms
  - Gas central heating
  - Courtyard garden
  - No onward chain

Guide Price **£200,000**

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

An interesting three-bedroom property, formerly a sweet shop and converted to residential accommodation around the turn of the century. The property retains its unusual, curved façade, with sash windows adding to its appeal. The cottage is central to Axminster town with many of the amenities being a short level walk away. Despite needing some updating and preservation the accommodation benefits from conveniences such as a gas fired central heating system and ground floor cloakroom.

## ACCOMMODATION

To the front of the property is a small entrance hallway with cloakroom and door leading through to a spacious split level reception room with stairs rising to the first floor and exposed stone and brick fireplace. To the rear is the kitchen, fitted with a good range of traditional wall and base units, space for appliances and stable door to the courtyard garden. To the first floor are two bedrooms with the largest to the front elevation and a modern shower room. To the second floor is a further bedroom which was added during the property's conversion to full residential.

## OUTSIDE

To the rear of the cottage is a small walled courtyard garden.

## SITUATION

1 Twins Cottages is located along Silver Street and is set between the two main shopping areas with amenities immediately on your doorstep. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery, and dentists. There is a well supported country produce market held in Trinity Square every Thursday. The beautiful River Axe Valley with its renowned bird sanctuary towards the southern end of its journey to the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are both at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster train station is on the direct London Waterloo to Exeter line.

## DIRECTIONS

What3words  
///mended.servicing.meanest

## SERVICES

Mains electric, gas, water and drainage.  
Ultrafast broadband and mobile network coverage is available in the area. Refer to Ofcom's website for more details.

## LOCAL AUTHORITY

East Devon District Council  
Tel : 01404 515616  
Council Tax Band A

## MATERIAL INFORMATION

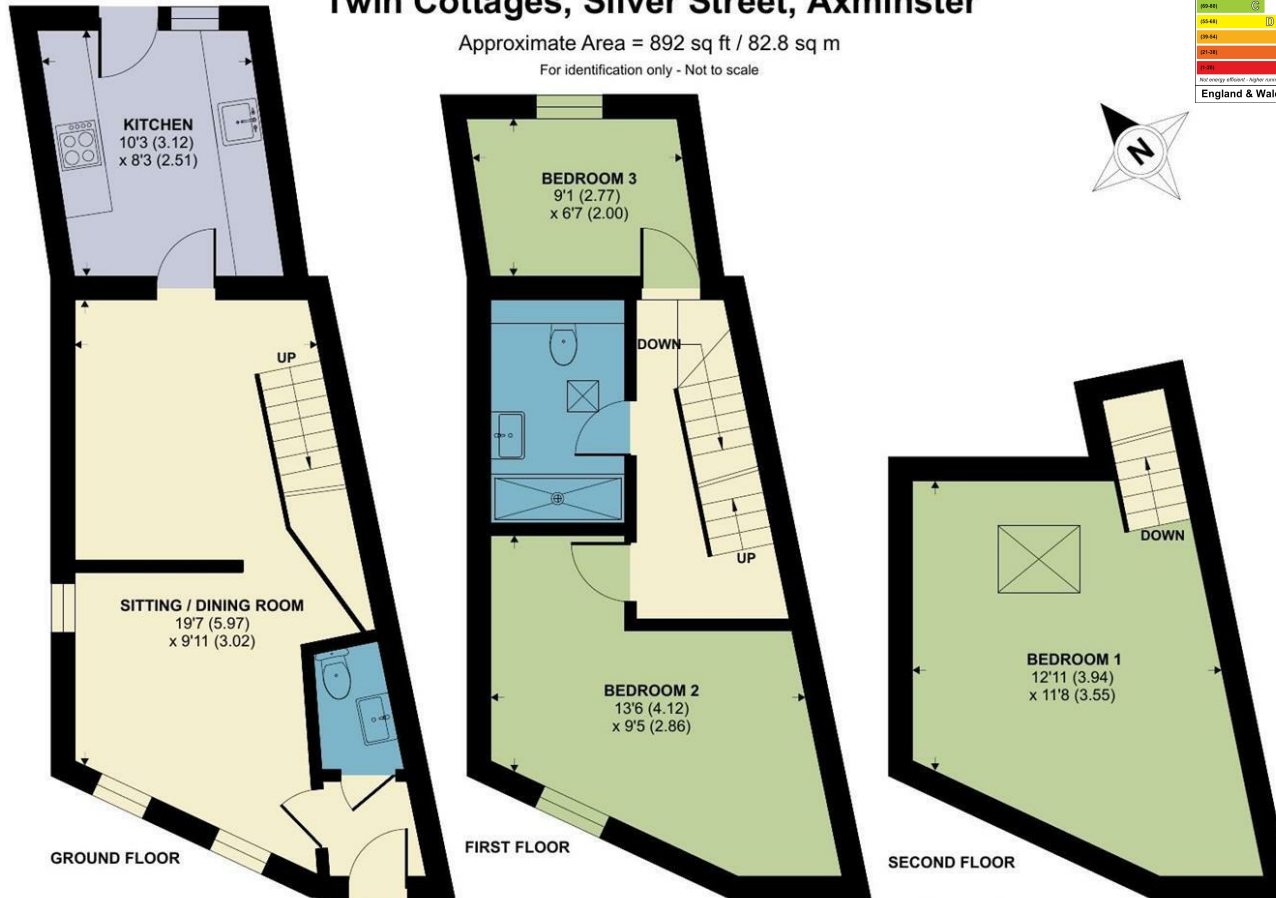
The area surrounding the property is at a very low risk from flooding from river, seas, and surface water.



## Twin Cottages, Silver Street, Axminster

Approximate Area = 892 sq ft / 82.8 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 2026. Produced for Symonds & Sampson. REF: 1526434



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Future                  |
| 92-100 <b>A</b>                             |         |                         |
| 81-91 <b>B</b>                              |         |                         |
| 69-80 <b>C</b>                              |         |                         |
| 55-68 <b>D</b>                              |         |                         |
| 49-54 <b>E</b>                              |         |                         |
| 41-48 <b>F</b>                              |         |                         |
| 35-40 <b>G</b>                              |         |                         |
| Below 35 <b>H</b>                           |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Axm/RIS/13.10.26



01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
, Trinity Square,  
Axminster, Devon EX13 5AW



**Important Notice:** Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**