

Symonds  
& Sampson



# Sidleigh

Lyme Road, Axminster, Devon

# Sidleigh

Lyme Road  
Axminster  
Devon EX13 5BH

Stunning single story dwelling with huge scope for improvement/alterations set in level grounds of 0.25 acre. Splendid countryside views beyond and no onward chain.



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- Period bungalow
- 2/3 bedrooms
- High ceilings
- Character features
- Large gardens
- In need of modernisation
- No onward chain



Guide Price £350,000

Freehold

Axminster Sales  
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axminster@symondsandsampson.co.uk

## THE PROPERTY

Sidleigh is a truly individual property built of brick and stone dashed elevations under a traditional tiled roof. The property remains almost untouched over the past 50 years and is now in need of full modernisation. Alternatively, the property could provide an excellent opportunity for those looking to create additional accommodation within the loft space, subject to obtaining planning permission. Despite its excellent size plot, the property does not currently have any off road parking. Although it is worth noting that other properties in the area have received planning for parking.

## ACCOMMODATION

This beautiful double fronted property features a dual aspect entrance/sitting room with double doors leading out to the rear garden. The kitchen also overlooks the garden and features a single sink unit and pantry. The adjoining room could be utilised as an additional bedroom. To the opposite side of the main living room are two bedrooms and bathroom with separate WC.

## OUTSIDE

From the roadside is a gravelled pathway which leads to the front elevation. The garden is lawned with established trees and gated side access leads to a private enclosed rear garden featuring more established trees and shrubs. There are a selection of small timber buildings and a pleasant

seating area up adjoining the living room. Beyond the rear boundary are delightful views over Axminster and the surrounding countryside. In total approximately 0.25 acre.

## SITUATION

The property is situated in a most convenient position approximately half a mile from the town centre. It is also ideally placed with primary and secondary schooling in walking distance. 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 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 train station that is on the direct line to London Waterloo to Exeter line.

## DIRECTIONS

What3Words  
//each.revise.competing

## SERVICES

Mains electric, water and drainage

Ultrafast broadband is available.

There is mobile network coverage in the area. Please refer to Ofcom's website for more information.

## LOCAL AUTHORITY

East Devon District Council, Tel : 01404 515616  
Council Tax Band D.

## MATERIAL INFORMATION

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

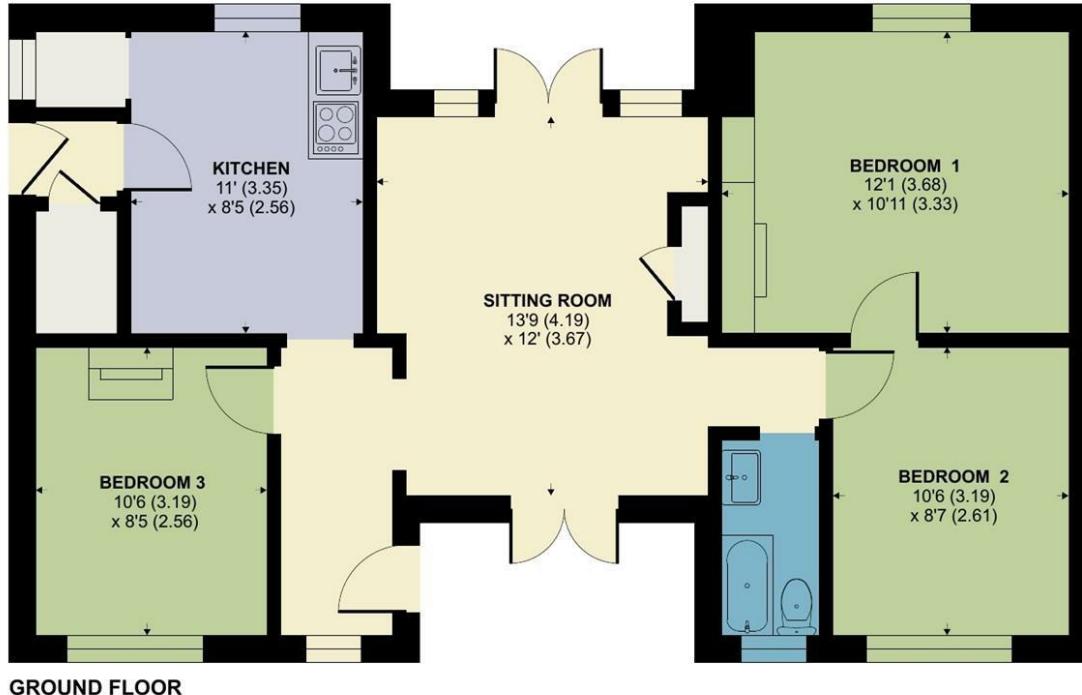
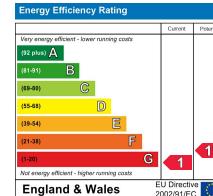




## Sidleigh, Lyme Road, Axminster

Approximate Area = 721 sq ft / 66.9 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). © nchecom 2026. Produced for Symonds & Sampson. REF: 1388242



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