



Symonds  
& Sampson

26 Churchill Rise  
Axminster, Devon

# 26 Churchill Rise

Axminster  
Devon EX13 5FX

A superbly presented modern semi detached property offering two double bedrooms, enclosed garden and private parking for two vehicles.



- Constructed in 2016
  - Open plan living
- Two double bedrooms
- Downstairs cloakroom
- Modern fixtures & fittings
  - Enclosed garden
  - Parking for 2 vehicles
  - Gas central heating

Guide Price **£240,000**

Freehold

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



## THE PROPERTY

This impressive modern home is offered to the market in excellent decorative order throughout as well as benefitting from being located within a cul dec position. The property is constructed of low maintenance brick elevations and features parking for two vehicles and a larger than average enclosed garden. This energy efficient home makes for an ideal starter home or investment property which could rent for in the region of £1000 per calendar month.

## ACCOMMODATION

To the front of the property is a small entrance hall with cloakroom, whilst the main reception space consists of a large open plan living/kitchen/dining space. There is a well equipped kitchen to the front elevation, featuring a range of integrated appliances and wood effect wall and base units. The living area has double doors leading out to the garden and space for a dining table. From the living area stairs lead up to the first floor accommodation. Two double bedrooms are located to either side of the landing with a smart bathroom featuring a contemporary white suite, extensive tiling and shower over.

## OUTSIDE

The rear garden consists of a combination of lawn, artificial grass and two paved patio seating areas. Gated rear access leads to the private parking area suitable for two vehicles.

## SITUATION

Churchill Rise is part of a modern housing development less than a mile from the town centre of Axminster. The market town of Axminster offers a good range of day to day amenities and services along with independent and national retailers. The town is synonymous for its world famous Axminster Carpets, first produced in 1755. There is also a very well supported market each Thursday where you will find a great selection of fresh produce, crafts and day to day essentials. There are good transport connections locally including a mainline railway station at Axminster and good road connections both East and West with the A30/A303. The famed seaside town of Lyme Regis is 5 miles to the south.

## DIRECTIONS

What3Words  
///spaceship.unwraps.sliders

## SERVICES

Mains electric, gas, water & drainage  
Broadband : Ultrafast available  
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.  
Source - Ofcom.org.uk

## LOCAL AUTHORITY

East Devon Council  
Tel : 01404 515616  
Council Tax Band: B

## MATERIAL INFORMATION

- 1.) The property is at very low risk from flooding from rivers and seas, and surface water.
- 2.) There is an annual estates and management charge for the upkeep of the communal areas within the development which is currently payable twice yearly.



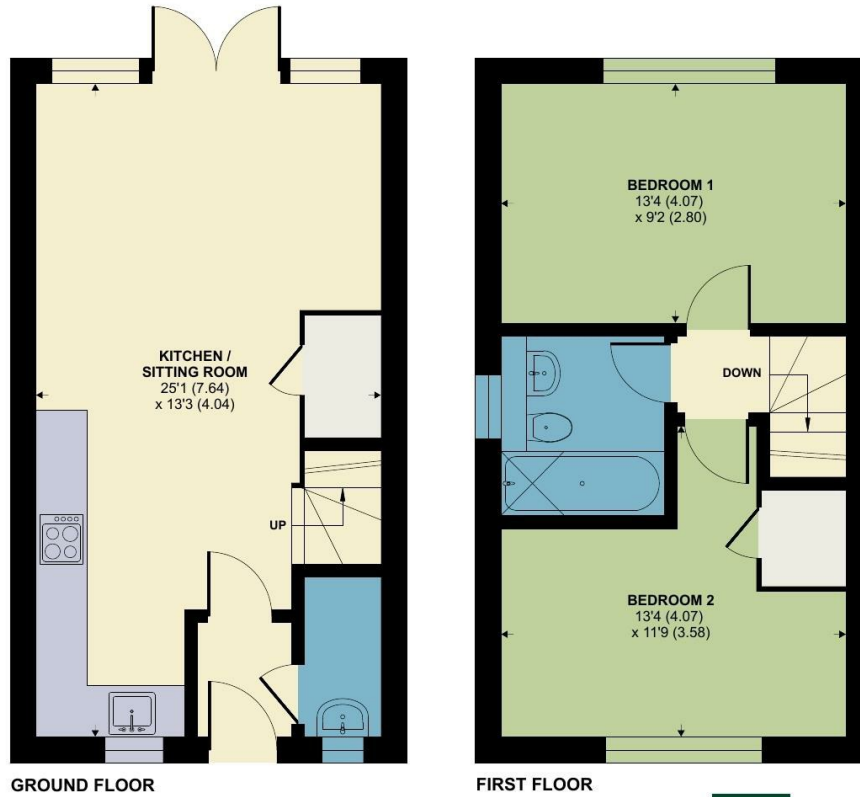
Energy Efficiency Rating	
Energy Efficiency Class	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England & Wales

# Churchill Rise, Axminster

Approximate Area = 664 sq ft / 61.6 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). © nlscom 2026. Produced for Symonds & Sampson. REF: 1441937



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