

Symonds & Sampson

4 Church Rise

Shute, Axminster, Devon

4 Church Rise

Shute
Axminster
Devon EX13 7QR

A unique two bedroom bungalow designed for the over 55's, set in a picturesque semi rural location with the benefit of no onward chain.

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- Elevated position and views
- Over 55's development
- Sold at 90% of market value
- Semi rural location
- In need of updating
- Two double bedrooms
- Warm air heating
- Single garage

Guide Price £150,000

Leasehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk







THE PROPERTY

Church Rise is a small development of just four bungalows built sometime during the late 1970s with the view of providing affordable bungalows in the rural community. The bungalows have an age restriction where at least one of the intended purchasers is required to be over the age of 55. The properties are sold at 90% of the current market value and are subject to a monthly maintenance/service charge. Anchor manage and maintain the communal grounds along with the structure of the properties as part of their monthly charge. When purchased the owner/s enter into a new lease agreement. Further details are available by contacting Anchor customer services or the selling agent.

ACCOMMODATION

4 Church Rise is located on the eastern side of the terrace and is the only two bedroom bungalow within the development. To the front of the bungalow is a sheltered veranda overlooking the communal gardens. Glazed door leads through to the sitting room with tiled fireplace and patio doors. To the rear of the bungalow is the kitchen, fitted with a range of base units and space for appliances. There are two double bedrooms off of the inner hallway along with the bathroom and separate WC.

OUTSIDE

To the front elevation 4 Church Rise and neighbouring properties are accessed via a shared private drive with paths to the front and rear of the properties. Access continues to a single garage with up and over door. Adjacent to the drive is a communal open lawned area of garden bordered by hedging, trees and established shrubs. The rear garden is accessed via a pathway from either side of the property or by the door from the Inner hall. Steps up the private garden area bordered by mature hedging and fencing and laid to lawn. The rear of the property has an external power point, outside tap and courtesy light.

SITUATION

Church Rise enjoys a pleasant rural setting in the parish of Shute, just west of Axminster and is ideally placed for the A35. The village features a parish church and primary along with the historic Shute Barton, a 14th century Medieval House, owned by The National Trust. The village sits within the East Devon National Landscape (formerly Area of Outstanding Natural Beauty) overlooking the Umborne Valley, with nearby walking trails in Shute Woods. The nearby town of Colyton (4 miles) has a town hall, convenience stores/post office and primary school. While the market towns of Honiton (9 miles) and Axminster (4 miles) offer a good range of amenities, independent and national retailers, and a mainline railway service to London Waterloo. The Jurassic Coast World Heritage Site and the nearby resort of Lyme Regis are a 20-minute drive away.

DIRECTIONS

What3words
///adventure.combos.ruin

SERVICES

Mains electric and water. Private drainage.
Ultrafast broadband and mobile network coverage available.
Refer to Ofcom's website for details.

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The area surrounding the property is at a very low risk from flooding from river, seas, and surface water. The property is subject to a 106 agreement where you own 100% of the property but it can only be sold at 90% of market value. An external WC within the development is communal.

LEASEHOLD INFORMATION.

The existing lease will be surrendered on sale and a new 125 year lease will commence once purchased. As from April 2027 the service charge will be £201 a month (2,520 per annum) and includes garden upkeep, new doors and windows to properties, emptying of the cesspit, buildings insurance and exterior painting. No ground rent is payable.







Church Rise, Shute, Axminster

Approximate Area = 664 sq ft / 61.7 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 790 sq ft / 73.4 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: 1529158

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