



Symonds
& Sampson

5 Marlborough Close

Musbury, Axminster, Devon

5 Marlborough Close

Musbury
Axminster
Devon EX13 8AP

An extended 2/3 bedroom bungalow, set in level gardens and in close proximity to village amenities with the benefit of no onward chain.



- Low maintenance brick elevations
 - Flexible accommodation
- Modern bathroom & fitted kitchen
 - Gas central heating
 - Extensive double glazing
 - Good size driveway
 - Cul de sac position
 - Close to facilities
 - Nearby bus stop

Guide Price **£299,950**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Welcomed to the market for the first time since its construction during the 1970's, what was meant to be a stop gap has spent the past five decades being a much loved family home. The original accommodation has been cleverly extended to provide an additional guest bedroom beyond the garage which adds a good degree of flexibility to perspective purchasers. The property has been well maintained during our client's ownership and includes a gas fired central heating system and extensive double glazing. It is worth noting that the property offers excellent parking arrangements with a long private driveway suitable for three vehicles.

ACCOMMODATION

To the front of the property is a double glazed entrance porch with doorway leading to a central entrance hallway with loft access. On your left is the dual aspect sitting room, opposite the dining room/bedroom three. The master bedroom overlooks the rear garden and includes fitted wardrobes. There is modern bathroom comprising a white suite with shower over and extensive tiling. While the kitchen includes a good range of wall and base units in cream with marble effect work surfacing and space for appliances. From the kitchen a tiled passageway leads to the guest bedroom with en suite facilities, utility space and integral access to the garage.

OUTSIDE

The the front of the property is a level lawned garden with mature shrubs, garage and driveway. Beside the garage is a useful area for bin storage. The rear garden features a large seating area with raised bed, established shrubs and outside tap.

SITUATION

The property is centrally located within the picturesque village of Musbury which stands on the eastern flank of the River Axe, midway between Axminster and Seaton. There is a local primary school, parish church, public inn and garage with convenience store/post office. The nearby market town of Axminster (3 miles) has a good a selection of shops including two supermarkets, plus schools, churches and a main line railway station on the Exeter to Waterloo line, while the coastal town of Seaton (4 miles) has many small independent retailers, a local hospital, major supermarket, doctors surgeries, primary school, banks and building societies. Seaton is a popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls and sailing.

DIRECTIONS

What3Words

///apes.tried.invest

SERVICES

Mains electric, gas, water and drainage.

Superfast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon District Council.

Tel : 01404 515616

Council Tax Band C.

MATERIAL INFORMATION

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



Marlborough Close, Musbury, Axminster

Approximate Area = 848 sq ft / 78.7 sq m

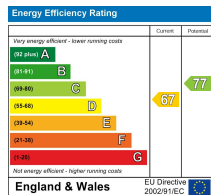
Garage = 150 sq ft / 13.9 sq m

Total = 998 sq ft / 92.6 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1501085



Office/Neg/Date



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