

Symonds
& Sampson



Pulman House
George Street, Axminster, Devon

Pulman House

George Street
Axminster
Devon EX13 5DP

A well-proportioned town centre flat with accommodation over two floors and coming to the market with the benefit of no onward chain.

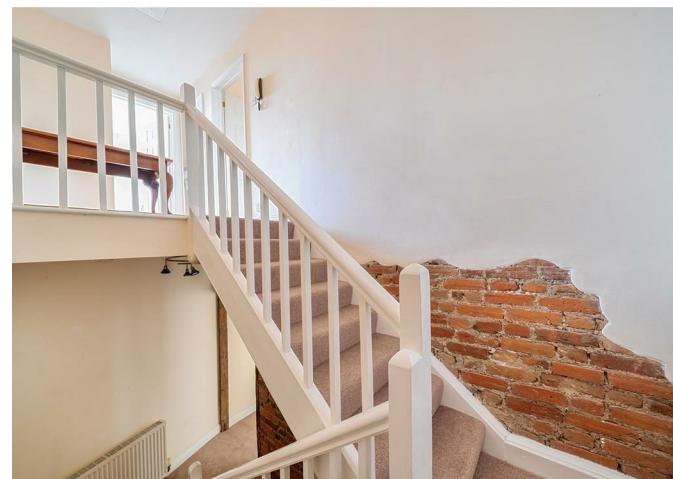


- Grade II Listed apartment
- Town centre location
- New carpets fitted
- Gas central heating
- No onward chain

Guide Price £165,000

Leasehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A three-bedroom flat located in the heart of the market town of Axminster, with easy access to the shops and local amenities. Viewing is highly recommended to fully appreciate the amount of accommodation on offer.

ACCOMMODATION

Access is through a communal entrance hall, in through a door on the right with a staircase leading up to the accommodation into the private entrance hall. There is a room at this level that could be used as a bedroom or as a study. Another staircase then rises to the main accommodation. On this level you will find two double bedrooms, the living room, a bathroom with a white suite and the kitchen which is comprehensively fitted with a range of wall and base units, space for white goods and the central heating boiler. The landing provides access to the large loft space which has a pull-down ladder and a light fitted. New carpets have just been fitted throughout.

SITUATION

The property is in a most convenient position in the centre of Axminster. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West

Dorset and South Somerset. 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 itself offers a selection of independent and national retailers including two supermarkets, schooling and train station on the direct line to London Waterloo and Exeter.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band B.

SERVICES

All mains services connected

DIRECTIONS

What3words - <https://w3w.co/bronzed.presuming.toasted>

On Foot: From our Symonds & Sampson office in Trinity Square, turn right and follow the pavement around to the Coop. Cross over the road towards the George Hotel

where the entrance to the property can be found before the entrance to Pig Lane.

MATERIAL INFORMATION

Lease details: Lease commenced 01.06.2004, for 999 years (977 remaining).

Annual Service Charge : £0

Annual Ground Rent : Nil

Residents are responsible for the maintenance of the building on an as-and-when basis.

Insurance premium is payable to the freeholder.

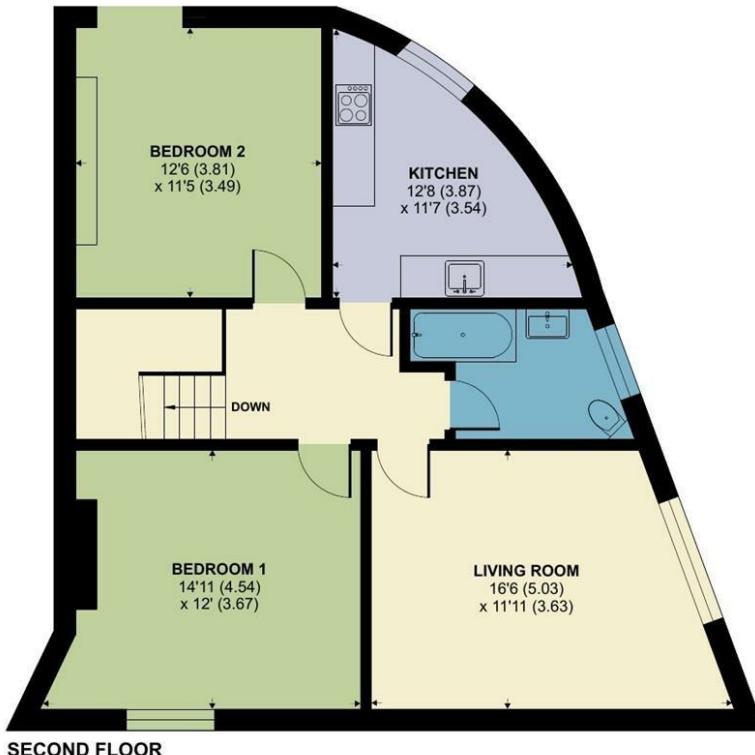
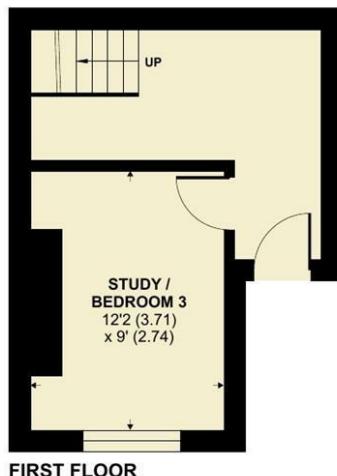
The area surrounding the property is at very low risk of flooding from surface water, rivers and seas.



George Street, Axminster

Approximate Area = 982 sq ft / 91.2 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: 1399841



Axm/AC/22.1.26



40 ST JAMES'S PLACE SW1

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: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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