



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.

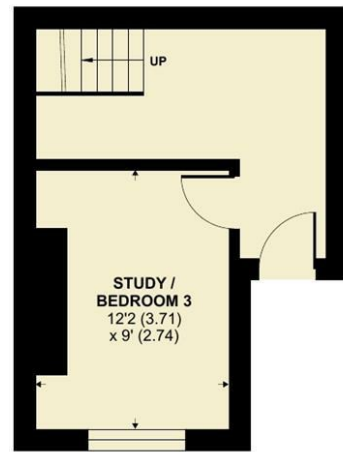
The area surrounding the property is at very low risk of flooding from surface water, rivers and seas.



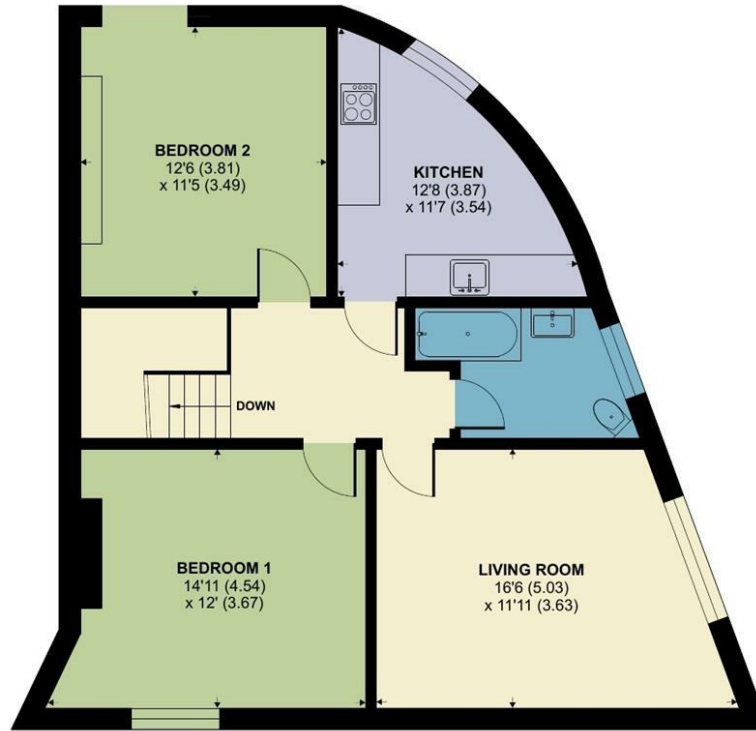
George Street, Axminster

Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND 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: 1399841



Axm/AC/22.1.26



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