

Symonds
& Sampson

4 Lower Mead
Axminster, Devon

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Axminster
Devon EX13 5FP

A stylish detached coach house offering open-plan living accommodation, two bedrooms, converted garage with integral access and its own private garden.



- Affordable coach house
- Purchase at 80% of market value
 - Ideal starter home
- Edge of development position
- Private enclosed garden

Guide Price **£156,000**

Freehold

Axminster Sales
01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

Cool, quirky and full of character! This two-bedroom coach house is anything but ordinary, boasting a fun retro Americana inspired decor that brings a generous helping of vintage 1950's charm and rock 'n' roll spirit to everyday living. Think classic American vibes, eye-catching décor and a home with its own unmistakable personality. Whether you're a fan of retro diners, Route 66 nostalgia or simply love a home that dares to be different, this one is sure to turn heads!

ACCOMMODATION

Despite the properties 1950's vibe, the coach house features all the mod cons that one would expect with a modern property and is one of only a handful of detached coach houses within development. From the entrance hall a staircase leading to the first floor and an integral door opens into the former garage which has now been adapted to provide valuable additional accommodation, ideal for a home office, hobby room, or creative space. The first floor living accommodation is centred around a lovely light and airy reception room with kitchen. There are two bedrooms (one single & one double) as well as a smart bathroom featuring a white suite with shower over and extensive tiling.

OUTSIDE

Step outside and you'll find a private garden, perfect for summer barbecues, lazy afternoons and entertaining friends. Accessed from the former garage this low maintenance outdoor space enjoys a good degree of privacy, water supply, and gated access to a long gravelled area belonging to the coach house which runs alongside the property.

SITUATION

This particular property enjoys a pleasant position at the end of the cul de sac with views across the nearby countryside. Lower Mead forms part of the Millbrook Meadows development less than a mile from the town centre of Axminster. The market town of 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. Axminster itself offers a selection of shops including two supermarkets, schools, as well as churches, cafes and restaurants. It also has a well supported market every Thursday in Trinity Square.

DIRECTIONS

What3Words
//such.expressed.pacemaker

SERVICES

Main electric, gas, water and drainage.
Ultrafast broadband and mobile network coverage are available in the area. Please refer to Ofcom.org.uk for further details.

LOCAL AUTHORITY

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

MATERIAL INFORMATION

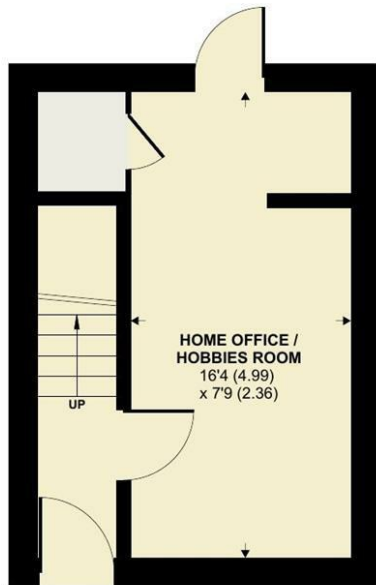
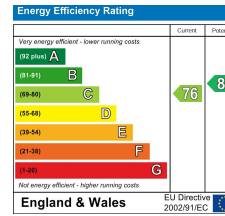
- 1). The area surrounding the property is at a very low risk from flooding from river, seas, and surface water.
- 2). The property is subject to a 106 agreement where you own 100% of the property but it can only be sold at 80% of market value. There is no rent or charges payable on the remaining 20% equity. Purchasers must be approved by East Devon District Council who will confirm eligibility.



Lower Mead, Axminster

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1528045



Axm/RIS/14.10.26



01297 331222

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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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.

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