

Symonds  
& Sampson

15 Latches Walk  
Axminster, Devon

# 15 Latches Walk

Axminster  
Devon EX13 5DQ

A most desirable three bedroom detached bungalow less than 1/4 of a mile from Axminster town centre with elevated views, double garage and no onward chain.



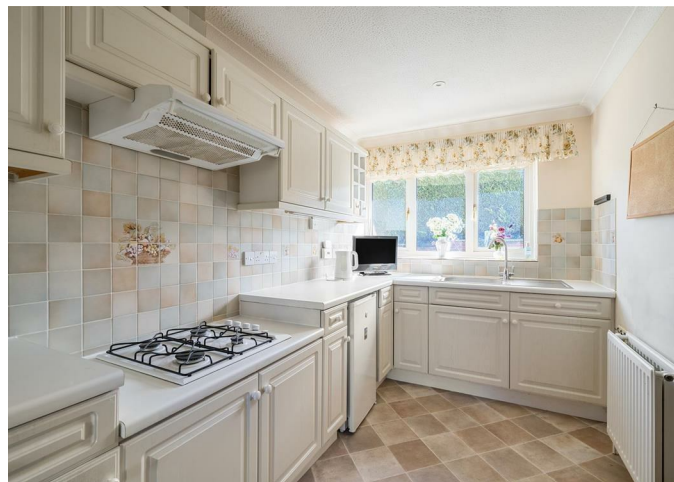
- Prime cul de sac location
- Walking distance of town
- Spacious room dimensions
- Plenty of storage options
- Three double bedrooms
  - Two bathrooms
  - Level rear garden
- Fine views to the front elevation

Guide Price **£475,000**

Freehold

Axminster Sales  
01297 33122

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## THE PROPERTY

This highly impressive brick built detached bungalow was constructed during the 1980's by well reputed regional builders A G Jessopp Ltd with this particular property being the largest of their bungalow designs in Latches Walk. The property offers over 1300sq ft of accommodation along with a sizable double garage and plenty of parking in the form of a brick paved driveway. Extensive gas fired central heating and double glazing.

## ACCOMMODATION

To the front of the bungalow is a spacious entrance hallway where you can find a useful double storage cupboard, linen cupboard and access to the roof space. The dual aspect sitting/dining room includes a gas fire and has direct access out to the rear garden via patio doors. The kitchen/breakfast room is of a good size and has been fitted with a range of wall and base units, roll edge work surfacing and a range of built in appliances. Next to the kitchen is a well-formed utility room providing extra storage space, additional sink, and space for a washing machine. Off the hallway are the three bedrooms, all of which will take a double bed. The master bedroom benefits from an en-suite shower room and double built-in wardrobe. There is also a family bathroom with coloured suite and extensive tiling. Additional benefits include gas fired central heating and UPVC framed double glazed windows. Overall the

bungalow is presented in excellent condition but would benefit from some general updating.

## OUTSIDE

Beneath the bungalow is the double garage with light and power connected as well as an electric garage door to the right hand bay. Wide brick paved double driveway with steps leading up to the front elevation and gated side access to the garden. The garden has been gravelled for ease of maintenance with a wide variety of established shrubs to both front and rear. The rear garden includes a patio seating area with awning and garden shed.

## SITUATION

Latches Walk is a favoured residential street of mainly detached bungalows situated within walking distance of the town centre. 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. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schools, as well as churches, cafes and restaurants. It is also home to Hugh Fernley-Whittingstall's famous River Cottage HQ at Trinity Hill.

## DIRECTIONS

What3Words  
///nutty.bidder.pool

## SERVICES

All mains services connected.  
Broadband : Ultrafast available  
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.  
Source - Ofcom.org.uk

## LOCAL AUTHORITY

East Devon Council  
Tel : 01404 515616  
Council Tax Band : E

## MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water. The sale is subject to obtaining the Grant Of Probate which as been applied for.





Energy Efficiency Rating		Current	Potential
Very energy efficient (super-insulating walls)	A		
Energy efficient (insulating walls)	B		
Decent (some insulating walls)	C	63	71
Some energy efficiency (poorly insulating walls)	D		
Energy inefficient (poorly insulating walls)	E		
Very energy inefficient (poorly insulating walls)	F		
Energy inefficient (poorly insulating walls)	G		
Very energy inefficient (poorly insulating walls)	H		
Very energy inefficient (poorly insulating walls)	I		

England & Wales EU Directive 2002/91/EC

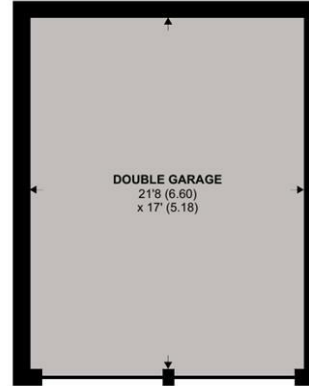
# Latches Walk, Axminster

Approximate Area = 1310 sq ft / 121.7 sq m

Garage = 368 sq ft / 34.2 sq m

Total = 1678 sq ft / 115.9 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 2025. Produced for Symonds & Sampson. REF: 1349494



Amx/RS/23.9.25



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