

Symonds
& Sampson

77 Cherry Tree Road

Axminster, Devon

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Axminster
Devon EX13 5GG

A well presented modern three bedroom end terrace property with two bathrooms, good size garden, garage and private parking. No onward chain.



- Recently redecorated
- New carpet to sitting room
 - Garage and parking
 - Large garden
 - Gas central heating
 - Double glazing
 - No onward chain

Offers In Excess Of **£200,000**
Freehold

Axminster Sales
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THE PROPERTY

77 Cherry Tree Road is welcomed to the market in excellent condition and has recently had the benefit of being redecorated throughout as well as a new carpet being laid in the sitting room. Built by Wainhomes some 20 years ago, the property occupies a pleasant position on the edge of Millbrook Meadows with elevated views across the town. The property offers well balanced, practical accommodation with extensive double glazed windows and doors, along with a gas fired central heating system and television points to most rooms.

ACCOMMODATION

There is a small entrance hallway with stairs leading to the first floor and a downstairs cloakroom. The sitting room has a light and airy feel with a useful understairs storage cupboard and fire surround including a mains gas connection. To the rear of the property is the kitchen/dining room, fitted with a good range of wall and base units, integrated oven and space for additional white goods. There is ample space for a dining table and door leading out to the garden. To the first floor are three bedrooms (two doubles and one single) and a smart family bathroom comprising of a white suite and extensive wall tiling. The master bedroom includes an en suite shower room.

OUTSIDE

To the side of the property is a brick paved area of hardstanding and gated side access to the rear garden. The garden is set on two tiers with a large, paved patio seating area adjoining the rear elevation with steps leading up to an enclosed gently sloping lawned garden. The total is well enclosed with timber fencing. Outside light and water supply.

SITUATION

Cherry Tree Road is part of a modern housing development located less than a mile from the town centre of Axminster. This particular property is located within a cul de sac on the edge of the estate. 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 independent shops, supermarket, schools, as well as churches, cafes and restaurants. It is also home to a vibrant local produce market held every Thursday in Trinity Square.

DIRECTIONS

What3Words
///dots.scratches.rocked

SERVICES

Mains electric, gas, water & drainage
Broadband : Ultrafast available
Mobile Network Coverage is available in the area, please refer to Ofcom's website for further details.

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band C.

MATERIAL INFORMATION

- 1.) The area around the property is at very low risk from flooding from rivers and seas, and surface water.
- 2.) The owners are responsibility of paying a proportion of the building insurance for the garage which is on a long lease. The most recent annual payment was £67.
- 3.) The development has recently been adopted as part of the 106 agreement. We understand that First Port have been appointed as management agents. No yearly management request has been made to the sellers.





Cherry Tree Road, Axminster

Approximate Area = 792 sq ft / 73.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Not energy efficient - Higher running costs	Current	Potential
85-92 A		85
69-84 B		
55-68 C	73	
49-54 D		
44-48 E		
39-43 F		
34-38 G		
Not energy efficient - Higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Symonds & Sampson. REF: 1423829



Axm/ACR/18.3.26



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