

Symonds
& Sampson



Ashmount
Green Lane, Axminster, Devon

Ashmount

Green Lane
Axminster
Devon EX13 5TD

An immaculate three bedroom detached bungalow offering flexible accommodation set in a generous plot with excellent parking arrangements.



- Individual detached bungalow
 - Tastefully renovated
- Impressive kitchen/family room
- Master bedroom with en-suite facilities
 - Well regarded location
 - Jurassic coastline 4 miles
 - Oil fired central heating
 - Attached single garage
 - Established gardens

Guide Price **£575,000**

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

Ashmount has undergone an extensive programme of refurbishment and improvements since the current owners purchased the property during 2020. This once tired bungalow has been transformed into a modern, light and airy residence with flexible well balanced accommodation to suit most buyers needs. The décor would not look out of place in a 'home styling' magazine. The improvements carry on outside of the home where an excellent parking area has been created as well as a lovely westerly facing rear garden, offering year round interest and a good degree of privacy.

ACCOMMODATION

The entrance is into a spacious L-shaped hallway, to one side of which is an attractive kitchen/family room featuring a Poggenpohl, integrated appliances and a central island with seating. This room enjoys a delightful dual aspect with doors leading out to the garden. Beyond the kitchen is the master bedroom with en-suite shower room (replaced in 2023) and dressing area. These rooms offer the potential to create a self-contained annexe if needed with little change being required. To the other side of the hall are two further double bedrooms with the smaller of the two being utilised as the seller's craft room. This room makes for a pleasant multipurpose room, ideal for those working from home, with its own independent access from the rear garden via a rear lobby which also includes a cloakroom. The

formal sitting room sits to the far end and looks out over the front garden and leafy lane beyond.

OUTSIDE

Approached from the lane side by a sweeping driveway that continues past the front elevation to the garage and parking area. The property is well screened from the lane side by mature shrubs and established trees. Gated side access leads round to a fully enclosed garden which enjoys a westerly aspect and provides an excellent outdoor area to entertain with large patio seating area. The gardens are interspersed with a wide variety of established shrubs between areas of lawned garden and raised brick built flower beds. The garage features an up and over door as well as a water supply.

SITUATION

Ashmount is located off Green Lane in the favoured residential area of Raymonds Hill area less than 3 miles from Axminster town centre and 4 miles inland from Lyme Regis. The famous Jurassic coastline of Lyme Regis a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, convenience stores, and a number of restaurants and hotels, a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families,

the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster is a country town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including supermarkets, plus schools, churches and a main line railway station on the Exeter to Waterloo line. A well supported fresh produce market is held every Thursday in Trinity Square.

DIRECTIONS

What3Words

///expressed.happily.widgets

SERVICES

Mains electric, water and drainage.

Ultrafast broadband and mobile network coverage available.

Refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon Council

Tel : 01404 515616

Council Tax Band E

MATERIAL INFORMATION

The land around the property is at very low risk from flooding from rivers and seas, and surface water. Beeches, the neighbouring property to the west of Ashmount has a right of access over the first few meters of the driveway from the lane side



Green Lane, Axminster

Approximate Area = 1309 sq ft / 121.6 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1490 sq ft / 138.4 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | |
|--|---------|-----------|
| Energy efficiency class (lower ratings are better) | Current | Potential |
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| F | | |
| G | | |
| Not energy efficient - higher ratings are better | | |
| England & Wales | | |



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: 1415396



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