

Symonds & Sampson

4 York Close

Axminster, Devon

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Axminster
Devon EX13 5DJ

Highly desirable four bedroom detached family residence set in a popular residential cul-de-sac location.

4 2 3

- Well presented family home
- Impressive kitchen/family room
- Remodelled family bathroom
- Westerly facing enclosed garden
- Walking distance of schools
- Gas fired central heating
- Extensive double glazing

Guide Price £399,950
Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk







THE PROPERTY
Constructed by Redrow Homes during the early part of the 1990s, this splendid, detached house has been much improved and extended to provide spacious accommodation over two floors. The property is well position in a favoured residential location, away from passing traffic in a select cul de sac of just nine properties, less than a mile from Axminster town centre.

ACCOMMODATION
The property has been significantly enhanced by the creation of an impressive L-shaped kitchen/family room to the rear, formed by combining the former kitchen, utility and dining room. This superb open-plan space provides an ideal setting for modern family living and flows beautifully into a charming garden room with pitched roof. The kitchen is fitted with an extensive range of wall and base units, a good selection of integrated appliances and breakfast bar. An additional extension has created a separate utility room together with a particularly useful walk-in pantry/store. The sitting room is accessed from the entrance hall and enjoys plenty of natural light through its bay window, with a contemporary wood-burning stove providing an attractive focal point. While the former garage has been partially converted to provide a home office, whilst the front section has been retained for storage. A downstairs cloakroom completes the ground floor. To the first floor are four bedrooms, served by a stylish family bathroom which was remodelled in 2020. The principal bedroom benefits from its own modern en-suite shower room.

OUTSIDE
A tarmac driveway provides ample off-road parking, leading to a further parking area and the garage store.. The front garden is laid to lawn, with side access to the rear. The beautifully landscaped rear garden features a covered alfresco barbecue area, paved patio, herbaceous borders and timber summerhouse, creating an ideal space for outdoor entertaining.

SITUATION
Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. 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 train station that is on the direct line to London Waterloo to Exeter line.

EDUCATION
Primary schooling at Axminster Community Primary School and St Marys Catholic Primary School. State secondary schools at The Woodroffe School in Lyme Regis, The Axe Valley Academy and the renowned Colyton Grammar School. Independent Schools in the area include Chard Independent, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools.

SPORTING
Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton, Honiton or Cricket St Thomas. Sailing on the coast at Lyme Regis or Seaton. Sporting and leisure facilities/clubs in Axminster.

DIRECTIONS
What3words
///hurricane.wages.untruth

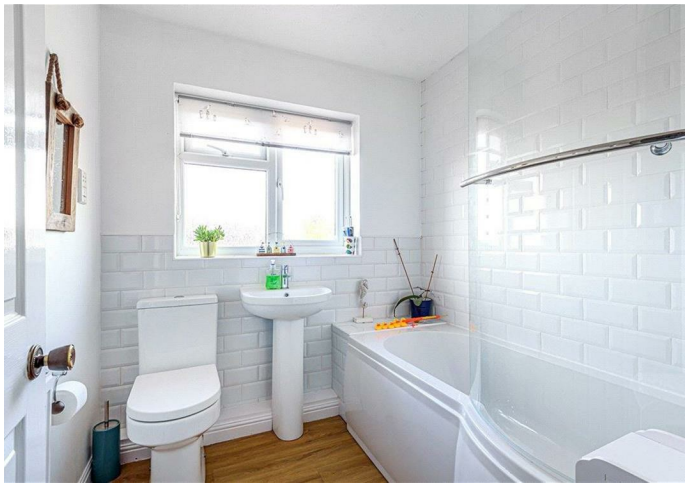
SERVICES
Mains electric, gas, water and drainage.
Ultrafast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for details.

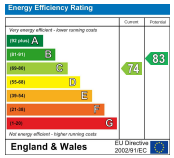
LOCAL AUTHORITY
East Devon District Council
Tel : 01404 515616
Council Tax Band E

MATERIAL INFORMATION
The area surrounding the property is at a very low risk from flooding from river, seas, and surface water.









York Close, Axminster

Approximate Area = 1527 sq ft / 141.9 sq m
Store = 57 sq ft / 5.3 sq m
Total = 1584 sq ft / 147.2 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 2026. Produced for Symonds & Sampson. REF: 802576





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naea | propertymark PROTECTED
www. the londonoffice.co.uk 40 ST JAMES'S PLACE SW1

01297 33122

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

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