

Symonds
& Sampson



36 St. Andrews Drive
Axminster, Devon

36 St. Andrews Drive

Axminster
Devon EX13 5HB

A spacious double fronted semi detached family home with private parking, good size gardens and no onward chain.



- Extended accomodation
- Converted garage & carport
- Dual aspect 18ft sitting room
- Small double glazed conservatory
 - Scope for improvement
 - Extensive double glazing
 - Gas fired central heating

Guide Price **£200,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

36 St Andrews Drive is believed to have been built sometime during the 1950's and is of traditional construction with the added benefit of a later extension and the addition of a conservatory in more recent times. The property is welcomed to the market with no onward chain and is in need of some general updating and improvement. Overall the property offers great potential coupled with spacious accommodation that one would expect from a property of this era. Please note that this property is subject to a 157 Housing Act.

ACCOMMODATION

The well planned accommodation is entered via a single glazed storm porch which opens into a small central entrance hall with stairs leading to the first floor accommodation. On your left is a generous dual aspect sitting room with useful storage cupboard and fireplace. To the rear is a double glazed conservatory. To the right of the entrance hall is the kitchen, fitted with a wide range of light wood effect wall and base units, integrated oven, and space for further appliances. There is an adjoining utility room with further sink unit, storage, and cloakroom. The garage has been converted into an additional reception room and also has a small storage area. To the first floor are three bedrooms (2 doubles & 1 single) and a wet room with electric shower, extensive tiling and modern sanitary ware.

OUTSIDE

From the roadside a gated driveway leads down to the garage and carport. A low walled garden includes an area of lawned garden. The rear garden provides a couple of seating area's, raised flower bed and outside water supply.

SITUATION

St. Andrews Drive is located approximately one mile from Axminster town centre. There is a nearby bus stop along Heals Field and convince store at First Avenue. 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. Every Thursday a local produce market is held in Trinity Square. 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 and schools, as well as churches, cafes and restaurants.

DIRECTIONS

What3Words
///slapped.penned.committee

SERVICES

Mains electric, gas, water & drainage
Broadband : Ultrafast broadband is available
Mobile Network Coverage : Mobile coverage is available, please refer to Ofcom's website for further details
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

- 1.) The area around the property is at very low risk from flooding from rivers and seas, and surface water.
- 2.) The property is subject to a 157 Housing Act which requires buyers to have wither lived or worked in Devon for at least three years immediately prior to purchase.
- 3.) Buyers should be made aware that it will be their responsibility to re-connect water and utility supplies once a sale has completed.



Energy Efficiency Rating	
Current	Potential
Very energy efficient (lowest carbon score)	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Very energy inefficient (highest carbon score)	
England & Wales	
EPC Directive 2002/91/EC	

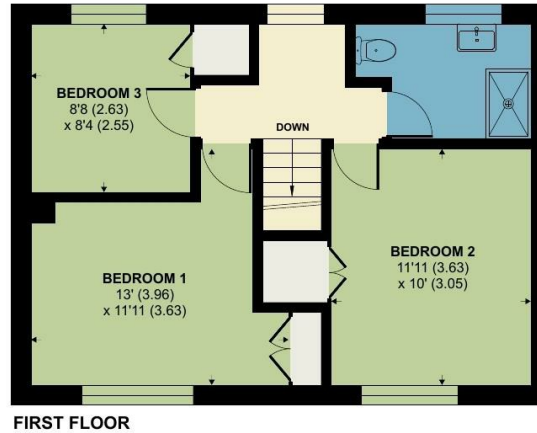
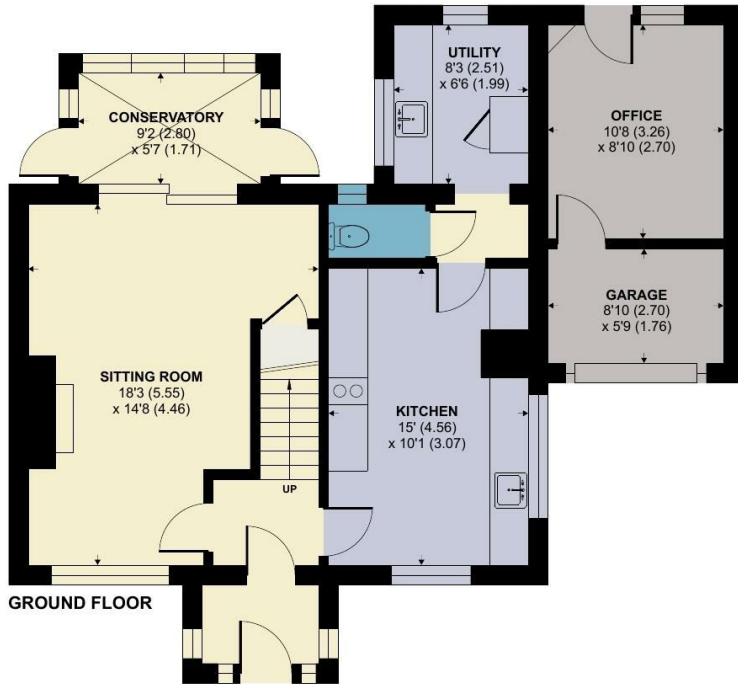
St. Andrews Drive, Axminster

Approximate Area = 1069 sq ft / 99.3 sq m

Garage = 151 sq ft / 14 sq m

Total = 1220 sq ft / 113.3 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). © nlicom 2026. Produced for Symonds & Sampson. REF: 1423857



Axm/RS/11.3.26



01297 33122

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



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