

Symonds
& Sampson

Trewin

Crewkerne Road, Axminster, Devon

Trewin

Crewkerne Road

Axminster

Devon EX13 5SX

An impressive 4/5 bedroom bungalow offering over 2,300 sq ft of accommodation having been considerably extended, set in established grounds of 0.58 acre (0.235ha) providing ample parking, all forming part of the popular Raymond's Hill development.



- A spacious extended four/five bedroom dwelling
 - Relatively level site extending to 0.58 Acre.
- Offers considerable privacy from established grounds
 - Rear timber deck balcony
- Detached garage, additional carport and ample parking



Guide Price **£669,500**

Freehold

Axminster Sales
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THE PROPERTY

Trewin was built originally as a bungalow having since been extensively extended to incorporate a first floor now providing some 2,300 sq ft of living accommodation.

ACCOMMODATION

Built principally with colour washed rendered elevations under a tiled roof benefiting from an oil fired central heating system and double glazed units to most openings.

There is a sizeable timber deck balcony to the rear offering an elevated viewing point over the established rear garden. To the front of the property is an initial paved and Tarmac driveway leading to a detached garage and gravel section which provides extensive parking.

The site extends to 0.58 acre (0.235 ha) and is relatively level with the majority of gardens lying to the rear and laid principally to lawn.

Within the ground is an impressive fishpond alongside a greenhouse, summerhouse and garden shed. Other benefits include en-suite facility to both the principal and guest bedrooms and a woodburning stove in the sitting room.

A particular feature is the high degree of privacy that is appreciated from the plot, especially the rear garden.

OUTSIDE

The property is approached through timber gates leading to driveway and:

SITUATION

The property is set off Crewkerne Road within the favoured Raymonds Hill area, approximately 3 miles from Axminster town centre. The famous Jurassic coastline of Lyme Regis (4 miles) is 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, and a number of restaurants and hotels, together with 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 two supermarkets, churches and a main line railway station on the Exeter to Waterloo line. Hugh Fernley Whittingstall's River Cottage HQ is located in the nearby Trinity Hill area.

GARDENS

The total plot extends to approximately 0.58 acre (0.235 ha) forming a relatively level site with the majority of

garden lying to the rear. There are established herbaceous borders and a fishpond. The timber deck balcony can be accessed from the kitchen and enjoys steps down to the garden. As previously mentioned, there is a high degree of privacy. There is also a detached garage with an up and over door.

LOCAL AUTHORITY

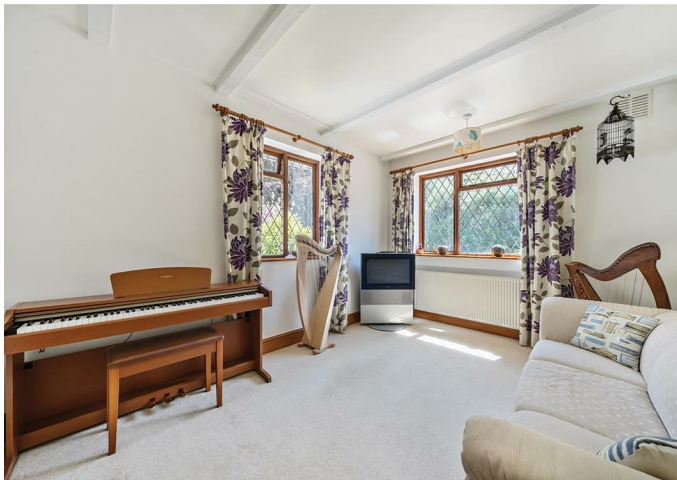
East Devon District Council. Tel : 01404 515616
Council Tax Band F

MATERIAL INFORMATION

The property is located within an area with a very low risk of flooding by either surface water or rivers/sea.

SERVICES

Mains electric, water & drainage. Oil fired central heating. Broadband: Ultra fast available
Mobile Network Coverage: Limited indoors, likely outdoors. Source- Ofcom. org





Energy Efficiency Rating	
Energy efficiency class	Current
Very good (A)	71
Good (B)	66
Fair (C)	56
Below average (D)	
Poor (E)	
Very poor (F)	
Very poor (G)	

For energy efficient - higher saving rate

England & Wales

Trewin, Crewkerne Road, Axminster

Approximate Area = 2305 sq ft / 214.1 sq m
 Garage = 219 sq ft / 20.3 sq m
 Outbuildings = 149 sq ft / 13.8 sq m
 Total = 2673 sq ft / 248.2 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 2025. Produced for Symonds & Sampson. REF: 1299519



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