



Symonds
& Sampson

48 Willhayes Park

Axminster, Devon

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Axminster
Devon EX13 5QW

A well appointed two bedroom semi detached bungalow with enclosed level garden, garden room and driveway parking.



- Established two bedroom bungalow
 - Extended accommodation
 - Additional reception space
 - Well presented
 - Pretty gardens
 - Driveway parking

Guide Price **£240,000**

Freehold

Axminster Sales
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THE PROPERTY

Originally constructed during the 1970's, Willhayes Park is a popular development of two and three bedroom properties located off North Street and is well placed for the town centre and local amenities. The bungalow has been tastefully updated in recent years where further living accommodation has been added by sub dividing the attached garage along with the addition of a garden room. The property features extensive double glazing and gas fired central heating.

ACCOMMODATION

From the main entrance hallway there is access to the principal rooms as well as a good size linen cupboard and access to the loft space. The main sitting room is located to the front aspect with a gas stove fire as the main focal point. The kitchen features a range of painted cottage style units in cream and blue with contrasting granite worksurfacing and space for appliances. A step leads down to the double glazed garden room with solid roof and a pleasant craft room has been created with part of the garage. The front portion remains as storage and houses the gas fired combi boiler. Both bedrooms (one single & one double) include built in double wardrobes and the bathroom features white sanitary ware, and extensive tiling. Overall, the property is beautifully presented.

OUTSIDE

To the front of the property is a low maintenance garden with mature shrubs with driveway leading to the garage. At the rear is a lovely private garden with circular seating area, garden shed and established borders.

SITUATION

The property is in a most convenient position only some half a mile from the centre of Axminster. 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 and national retailers Tesco's supermarket, schooling and train station on the direct line to London Waterloo and Exeter. The town has a popular local trader's market held every Thursday in Trinity Square.

DIRECTIONS

What3Words
///scary.though.relate

SERVICES

Mains electric, gas, water and drainage.
Broadband : Superfast available
Mobile Network Coverage : Limited indoors, likely outdoors.
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The area surrounding the property is at high risk of flooding from rivers and sea. And a medium risk from surface water.
Source- Gov.uk



Willhayes Park, Axminster,

Approximate Area = 722 sq ft / 67 sq m

Garage = 66 sq ft / 6.1 sq m

Total = 788 sq ft / 73.1 sq m

For identification only - Not to scale



Energy Efficiency Rating	Current	Potential
Very Energy Efficient (green shading scale)		
A		
B		
C		
D		
E		
F		
G		
Very Energy Inefficient (red shading scale)		
England & Wales	83	83



GROUND FLOOR

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: 1442658



Axm/RS/11.5.26



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