



**Coast &
Country since 1977**

2a Coombe Orchard, Axmouth, Devon EX12 4AY

£288,500 Freehold



PROPERTY DESCRIPTION

A delightful, well presented and recently constructed two bedroomed end of terrace house, benefitting from ample onsite parking on the entrance drive, and gardens to the front and rear. This charming property is situated in the heart of the picturesque village of Axmouth, offering far reaching countryside views, in an idyllic semi-rural setting.

This spacious and flexible home comprises; on the ground floor, entrance hall, cloakroom, a spacious U shaped living/ dining room/ kitchen, with a well fitted kitchen benefiting from integrated appliances, with the living room having French doors to a south facing front patio. The ground floor offers a lovely open plan sociable setting with a super, fitted kitchen with an extensive range of cupboards and storage. The first floor has two excellent sized double bedrooms and a shower room.

Outside, the property benefits from a good sized driveway, providing ample onsite parking, and a lovely patio area, providing a fabulous setting for al fresco dining and outside entertaining. To the side of the house, a path leads to a rear garden, with an area of patio and steps leading up to an elevated garden.



FEATURES

- Ample Onsite Parking
- Oil Fired Central Heating
- Two Double Bedrooms
- Well Presented Throughout
- U Shaped Living Room/ Dining Room/ Kitchen
- Double Glazed Windows
- Front and Rear Gardens
- Bright and Spacious
- End of Terrace Home
- EPC Rating C





ROOM DESCRIPTIONS

The Property:

Ground Floor

The property is approached over a tarmac entrance drive, which provides ample onsite parking, and gives access to the patio doors into the living room, and also a path to the side of the house, which leads to the front door and carries on to the rear garden.

Entrance Hall

Curved stairs to first floor. Door to cloakroom, which comprises; a WC and a pedestal wash hand basin with chrome taps.

Living Room/ Dining Room/ Kitchen

A U shaped room, offering a spacious and light living area, with patio doors in the living room, providing access to the south facing front patio, which offers an excellent area for outside entertaining and al fresco dining.

The living room then leads round to the dining area, where there is a useful understairs storage cupboard, and a well fitted kitchen.

The kitchen has been comprehensively fitted with an extensive range of matching wall and base units. U shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including integrated washing machine and dishwasher, both were replaced six months ago. Inset cooker, with extraction above. Full height unit offering additional storage, together with a built in fridge freezer. To the side of the full height unit, is a cupboard housing the oil fired boiler, with an additional area of work surface and further cupboards above. The kitchen also benefits from a half glazed door providing access to the rear garden.

First Floor

Hatch to roof space, which has light and power, together with a descending ladder, and houses the hot water tank, and provides an excellent storage space.

Doors off to: -

Two double bedrooms

Both bedrooms are excellent sized doubles, the front bedroom has pleasing far reaching countryside views and built in wardrobes, with the bedroom at the rear having pleasing garden views.

Shower Room

Fitted with a white suite, which comprises; corner shower cubicle with sliding curved doors, a close coupled WC with a wooden seat and a composite lever, a pedestal wash hand basin with chrome taps and a radiator.

Outside

The front garden benefits from gardens either side of the driveway, and a delightful paved patio offering a lovely outdoor space with patio doors providing access to the living room.

The rear garden has an area of paved patio, with steps leading up to a good sized garden area, which would make an ideal setting for outside entertaining and al fresco dining, with a bank to the rear, an good sized shed.

Please Note:

There is a right of access at the rear of the property, for the neighbouring property to use for access for garden equipment and oil deliveries.

AOB:

As per Section 21 of the Estate Agent Act (1979), we declare there is a personal interest in the sale, as the property being sold is owned by a staff member of John Wood & Co.

Council Tax

East Devon District Council; Tax Band B - Payable 2024/25: £1,794.31 per annum.

Axmouth

Axmouth is a delightful village located on the River Axe estuary and only a short level distance from the Jurassic Coast and the sea front and beach in Seaton.

This charming village has numerous period properties and two excellent pubs; The Harbour and The Ship Inn.

Axmouth is ideally located for easy access to the facilities of Seaton, Lyme Regis and Sidmouth.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

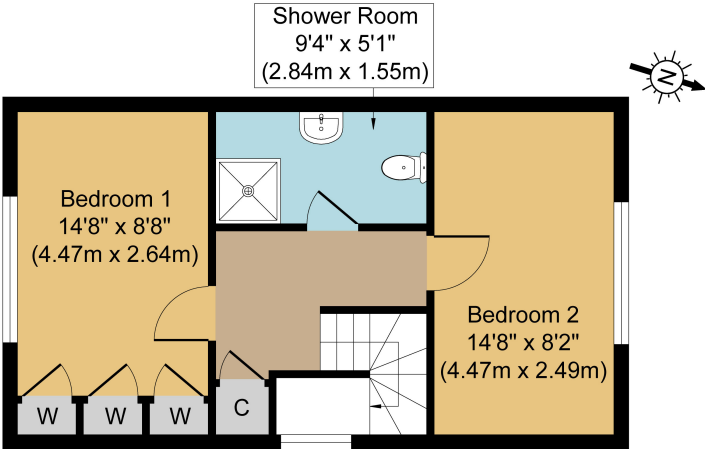
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

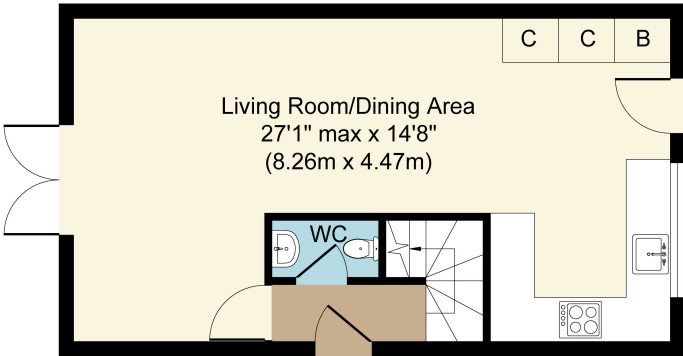
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



First Floor
Approximate Floor Area
396 sq. ft
(36.80 sq. m)



Ground Floor
Approximate Floor Area
396 sq. ft
(36.80 sq. m)

Approx. Gross Internal Floor Area 792 sq. ft. (73.60 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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