



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Steps Lane, Axmouth, Devon**

**£399,950 Freehold**



## PROPERTY DESCRIPTION

A spacious two/ three bed roomed detached bungalow, located in an elevated position, benefiting from stunning outward rural views, with excellent sized gardens and ample onsite parking.

The light and bright accommodation briefly comprises; entrance porch, a good sized entrance hall, living room or third bedroom with superb views, an excellent sized living/ dining room with doors giving access to the garden, kitchen, two double bedrooms, one benefiting from an extensive range of built in wardrobes and an en-suite bathroom, a family bathroom with a sunken bath and a separate WC. The property would benefit from modernisation and updating throughout, but offers spacious and versatile accommodation with excellent potential.

The bungalow benefits from ample onsite parking and gardens to the front, side and rear, offering various opportunities for outside entertaining and al fresco dining, in a lovely quiet and peaceful setting.



## FEATURES

- No Onward Chain
- Two/ Three Bedrooms
- In Need of Updating and Modernisation
- Detached Bungalow
- En-suite Bathroom
- Excellent Sized Family/ Dining Room
- Council Tax Band F
- Ample On-site Parking
- EPC Rating F
- Elevated With Superb Views





## ROOM DESCRIPTIONS

### **The Property: -**

Constructed with brick elevations, under an interlocking tiled roof. The property has double glazed windows and Calor gas fired central heating.

The property is approached over a share driveway, with ample onsite parking on the driveway next to the bungalow and a spacious gravelled area to the side of the entrance drive.

### **The spacious and Versatile Accommodation: -**

The property can be accessed via the driveway or via steps from the gravelled parking area, which leads to the entrance porch and gives access to the gardens.

The entrance porch opens up to a spacious entrance hall, with doors off to the living room, which could also be a third double bedroom is required, an excellent sized reception room, both double bedrooms, a bathroom and the separate WC.

From the entrance hall, a loft ladder gives access to the part converted loft room, which we understand has not been converted to building regulations standard, but could make a useful hobbies room or study.

### **Outside**

The property benefits from gardens to the front, side and rear, with areas of lawn and patio offering many opportunities for outside entertaining and al fresco dining, whilst taking advantage of the delightful quiet setting and the stunning views.

### **Council Tax**

East Devon District Council; Tax Band F - Payable for the 01/04/2026 to 31/03/2027 financial year is £3,653.64

### **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**

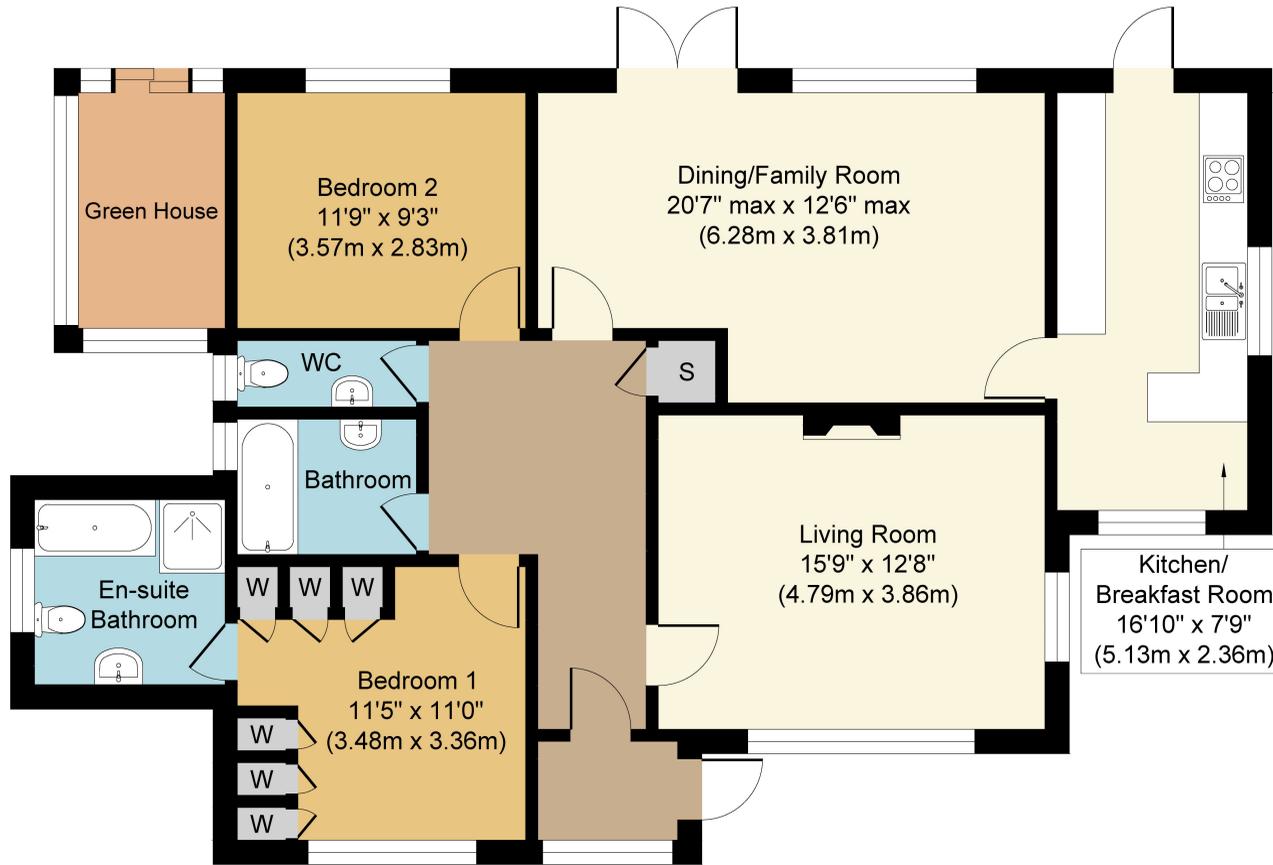
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have 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



Approximate Floor Area  
 1077 sq. ft  
 (100.00 sq. m)

**Approx. Gross Internal Floor Area 1077 sq. ft / 100.00 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			