



## 7 Millbrook Dale, Axminster, EX13 5EF

Guide Price £470,000 Freehold

- Three Bedroom Detached Bungalow
- Walk-In Shower Room
- Enclosed Rear Garden
- No Onward Chain
- Lounge
- Kitchen
- Off Road Parking
- Dining Area
- Double Garage
- Solar Panels

# 7 Millbrook Dale, Axminster EX13 5EF

This neutrally decorated three-bedroom detached bungalow is for sale in the popular East Devon market town of Axminster. Offering single-storey living, it features two reception rooms and a practical layout, well suited to those looking for comfortable, easy-to-manage space.

All three bedrooms are doubles, providing flexibility for family, guests, or a home office. One of the reception rooms enjoys a garden view, creating a pleasant spot to relax or entertain, while the second reception room offers additional living or dining space. The property also includes a double garage, giving useful parking and storage options.

This bungalow offers a well-presented, neutral interior and a useful combination of double bedrooms, multiple reception rooms and a double garage, all within reach of Axminster's amenities and transport connections.



Council Tax Band: E



### **Porch**

Door leading to the main accommodation.

### **Entrance Hallway**

Doors leading to the accommodation with a fitted radiator. Further benefitting from two storage cupboards and a airing cupboard housing the boiler.

### **Cloakroom**

Fitted with a white suite comprising a low level hand flush w.c, and a hand wash basin inset into a vanity unit. An opaque window to the side aspect and a heated towel rail.

### **Lounge**

17'11" x 12'2" (5.48 x 3.73)

With a feature box bay window to the rear aspect with French doors leading to the side aspect and two radiators.

### **Dining Area**

13'9" x 8'10" (4.21 x 2.70)

A window to the front aspect, radiator and space for a dining room table and chairs.

### **Kitchen**

8'7" x 13'3" (2.63 x 4.05)

Fitted with a range of matching wall and base units with work tops over comprising an eye level integral microwave and oven. Continuing round to a four ring gas hob with an extractor hood above and a stainless steel one and a half bowl sink and drainer with a window to the front aspect. Further benefitting from space and plumbing for a washing machine and an integrated fridge.

### **Bedroom 1**

12'3" x 12'3" (3.74 x 3.74)

A double bedroom with two sets of fitted wardrobes, a window to the rear aspect and a radiator.

### **Bedroom 2**

12'4" x 9'7" (3.76 x 2.93)

A double bedroom with a window to the rear aspect and a radiator.

### **Bedroom 3**

7'2" x 11'3" (2.19 x 3.44)

A double bedroom with a box bay window to the front aspect and a radiator.

### **Walk-in Shower Room**

This purpose built wet room is fitted with a white suite and comprises a low level hand flush

w.c, a hand wash basin inset into a vanity unit and a walk in shower with a wall mounted mains shower. Further benefitting from a heated towel rail and an opaque window to the front aspect.

### **Outside**

The property sits on a tiered corner plot with the main garden enjoying a laid to lawn garden lined by flowerbeds, paved walkways and a patio seating area. Steps up lead to a second patio area with rear access to the double garage and gated access to the front of the property.

### **Garage**

17'0" x 17'0" (5.20 x 5.19)

A double garage with two single garage doors, with one being an electric up and over door. Further benefitting from a window to the rear aspect and power and lighting.

### **Agents Notes**

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: E

Utilities: All utilities are main connected

There are 12 fitted solar panels fitted to the front of the property.

Broadband: Fibre to cabinet broadband is available. Please visit [openreach.com](http://openreach.com) for more information

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

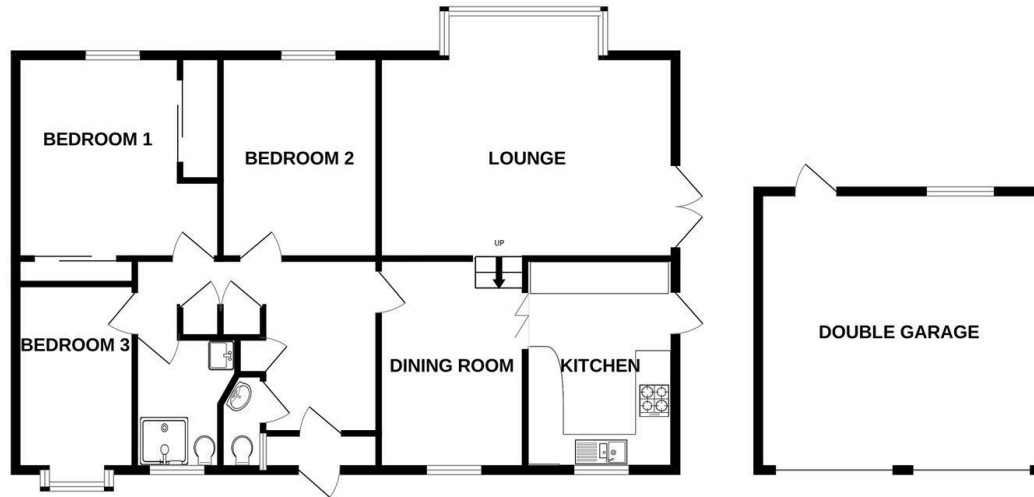
The sale of this property is subject to a grant of probate.

### **Local Area**

Axminster is known for its traditional high street, with a range of independent shops, cafés and everyday amenities close at hand. The renowned River Cottage Kitchen & Store is nearby, along with a choice of local pubs and eateries. There are primary and secondary schools in the town, making the area practical for families.

For transport, Axminster railway station connects directly to Exeter and London Waterloo via the mainline service. Journeys to Exeter are typically around 40–50 minutes, while services to London Waterloo usually take around 2 hours 45 minutes, making this a convenient base for commuting or visiting the capital. Road links provide straightforward access to nearby Lyme Regis and the Jurassic Coast, ideal for coastal walks and days out.

GROUND FLOOR  
1319 sq.ft. (122.6 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Directions

From our office in Axminster proceed out on the A358 towards Chard, passing the hospital on your left, taking the second exit on your left into Millbrook Dale. Follow the road round to the left and take the driveway on the right hand side. The property can be found at the end of the driveway on the left hand side.

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	