



5 Hillhead Terrace, Axminster, EX13 5JL

Guide Price £265,000 Freehold

- Two Bedroom Mid Terrace House
- Dining Room
- Enclosed Rear Garden
- Converted Loft Room
- Kitchen
- Parking
- Lounge with Open Fire Place
- Family Bathroom

5 Hillhead Terrace, Axminster EX13 5JL

A two-bedroom terraced house in the historic market town of Axminster, offering a comfortable layout and access to a good range of local amenities.

Inside, the property provides two reception rooms, each featuring a fireplace and wood floors, giving flexible space for both living and dining areas. The kitchen includes a built-in pantry, providing practical storage and helping to keep the space organised. Upstairs, there are two double bedrooms and a further converted loft room, offering well-proportioned accommodation. The house also benefits from a garden, creating an outdoor area for relaxing or entertaining.

This two-bedroom terraced house for sale represents an opportunity to live in a well-connected East Devon location with town facilities and countryside and coast all within reach.



Council Tax Band: B



Entrance Hall

Doors leading to the accommodation with stairs ascending to the first floor and a fuse box.

Lounge

10'11" x 12'0" (3.35 x 3.67)

A feature bay window to the front aspect with a radiator and an open fireplace.

Dining Room

11'0" x 12'0" (3.36 x 3.67)

Featuring an open fireplace place and wooden flooring throughout. A window to the rear aspect and a radiator. Further benefiting from an understairs storage cupboard.

Kitchen

7'11" x 9'3" (2.42 x 2.84)

Fitted with wall and base units with work tops over comprising a stainless steel sink and drainer, space and plumbing for a washing machine and a larder cupboard. Further benefiting from a window to the side aspect.

Rear Porch

A useful rear entrance providing access onto the garden perfect for wetcoats and muddy boots

First Floor Landing

Doors leading to the accommodation with a smoke detector over head. The landing features a window to the front aspect and a range of fitted storage space. Stairs ascending to the converted loft room.

Bedroom 1

10'11" x 9'3" (3.35 x 2.84)

A double bedroom with a window to the front aspect and radiator. Further benefiting from a fitted storage cupboard.

Bedroom 2

10'11" x 9'0" (3.35 x 2.76)

A double bedroom with a window to the rear aspect and a radiator. Further benefiting from a cast iron fireplace.

Family Bathroom

Fitted with a white suite comprising a panelled bath unit with a wall mounted shower, a low level hand flush w.c. and a pedestal hand wash basin. Further benefiting from a heated towel rail and an opaque window to the rear aspect.

Loft Room

A spacious converted loft room with two Velux windows to the rear aspect. Further benefiting from a range of eaves storage.

Outside

The property enjoys a fully enclosed rear garden with a paved walkway to the side and an artificial grass laid garden benefiting from a wooden garden shed and lined by a raised flowerbed. Further benefiting from two storage rooms one houses a wall mounted gas boiler. A gate leads to the property's parking space.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

Utilities: All utilities as mains connected.

Broadband: Full fibre broadband is available. Visit openreach.com for more information.

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

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

Local Area

Axminster town centre offers a variety of independent shops, supermarkets, cafés and pubs, as well as everyday services such as pharmacies and convenience stores. The local area is known for its countryside and proximity to the East Devon and Dorset coastline, with popular spots such as Lyme Regis and Seaton within driving distance.

Axminster railway station connects to Exeter St Davids and London Waterloo, with typical journey times of around 40–50 minutes to Exeter and around 2 hours 45 minutes to London, making regional and longer-distance travel straightforward. There are also local bus services linking Axminster with nearby towns and coastal villages.

Schooling options in and around Axminster include primary and secondary schools, with further choices available in surrounding towns.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 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 West Street, continue past the office and take the first right into Church Street, proceed to the end of the road and turn right into Silver Street, then right again into Musbury Road. Proceed down the hill and as you get to the top Hillhead Terrace can be found on your right hand side.

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	