



12 Latchmount Gardens, Axminster, EX13 5JT

Guide Price £340,000 Freehold

- Two Bedroom Detached Bungalow
- Bathroom
- Single Garage
- Lounge enjoying pleasant rooftop and countryside views
- Enclosed Garden
- Kitchen
- Driveway Parking

12 Latchmount Gardens, Axminster EX13 5JT

This neutrally decorated 2-bedroom detached bungalow is for sale in the popular town of Axminster, offering a comfortable layout and practical features both inside and out.

Inside, you'll find one reception room with large windows, allowing plenty of natural light and a pleasant outlook over the surroundings. The property includes one kitchen and one bathroom. There are two bedrooms: one double bedroom and one single bedroom, providing suitable space for a couple, small family, or those looking to downsize.

Outside, the bungalow benefits from its own garden, ideal for enjoying the outdoors, plus parking and a single garage, offering useful storage and convenience for day-to-day living.

Overall, this 2-bedroom detached bungalow for sale in Axminster offers a straightforward, practical home with parking, a garden and a single garage in a convenient East Devon setting.



Council Tax Band: D



Entrance Hall

Doors leading to the accommodation with a radiator, a smoke detector and loft access overhead.

Lounge

14'4" x 12'11" (4.39 x 3.94)

A spacious reception room with a feature bay window enjoying rooftop and countryside views to the front aspect. Further benefiting from a radiator and patio doors that open onto the garden.

Kitchen

8'2" x 11'8" (2.49 x 3.57)

Fitted with a range of matching wall and base units with work tops over comprising a four ring gas hob with an extractor hood above and an oven underneath.

Continuing round to a stainless steel sink and drainer with a window to the side aspect overlooking the garden with space and plumbing for white goods underneath. Further benefiting from a storage cupboard, a radiator and a cupboard housing the boiler. An opaque patio door grants access to the garden.

Bedroom 1

12'4" x 9'7" (3.77 x 2.94)

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

Bedroom 2

9'2" x 7'4" (2.80 x 2.24)

A single bedroom with a window to the side aspect and a radiator.

Bathroom

6'11" x 7'8" (2.11 x 2.35)

Fitted with a white suite comprising a low level hand flush w.c and a hand wash basin inset into a vanity unit. Continuing round to a corner shower unit with a wall mounted mains shower. Further benefiting from a heated towel rail and an opaque window to the rear aspect.

Outside

The rear garden offers a low-maintenance outdoor space, featuring a combination of gravel and paved patio areas that provide ample room for outdoor seating and entertaining. The garden is fully enclosed with timber fencing, offering privacy, while mature shrubs and planted borders add greenery and character. The elevated position of the garden enjoys attractive views across the surrounding countryside, creating a peaceful and scenic setting.

Local Area

Axminster is a well-served East Devon market town, known for its community feel and access to nearby countryside and the Jurassic Coast. Local shops, cafés and amenities can be found in and around the town centre, along with schools and everyday services.

For transport, Axminster railway station provides direct services to Exeter and London Waterloo. Typical journey times are around 40–50 minutes to Exeter St Davids and around 2 hours 45 minutes to London Waterloo, making the location suitable for both local and longer-distance travel. Road links give easy access to nearby towns such as Honiton, Lyme Regis and Seaton, with coastal walks and beaches within a reasonable drive.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

Broadband: Full fibre broadband with a full fibre connection is available. For more information go to openreach.com

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

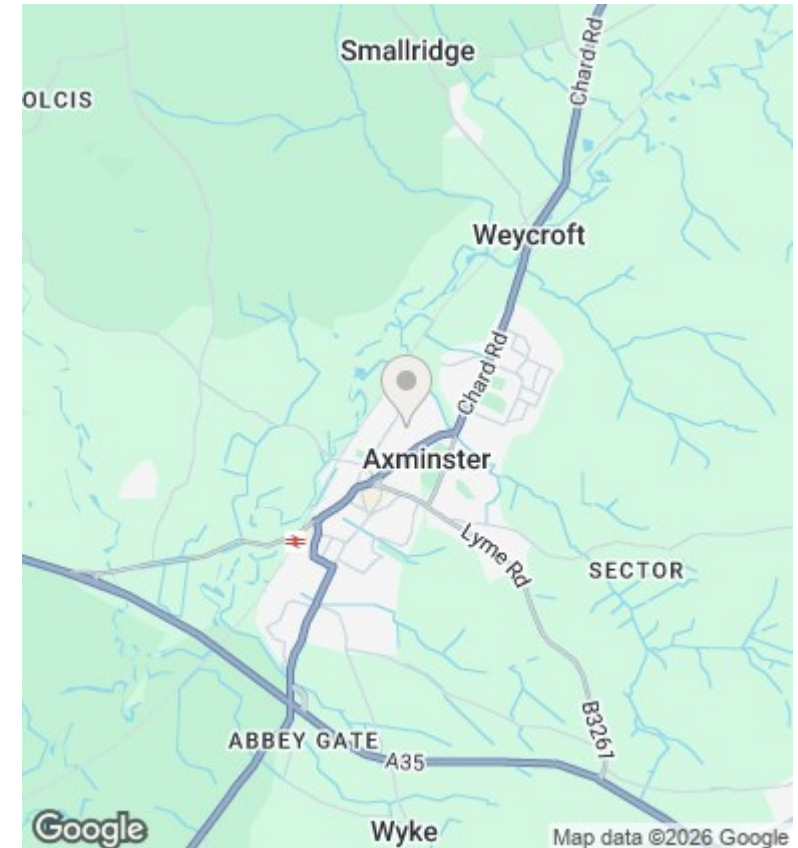
Utilities: All utilities are mains connected

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

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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, Axminster continue along the A358 following signs for Chard. After passing the hospital on the left hand side Latches Walk continue down the road and then turn right on Latchmount gardens where the property can be found on the right hand side.

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 