



65 Flax Meadow Lane, Axminster, EX13 5FH

Guide Price £185,000 Freehold

- Two Bedroom Semi-Detached Coach House
- Open Plan Reception Room
- Kitchen
- Shower Room
- Integral Single Garage
- Off Road Parking
- South Westerly Facing Garden

65 Flax Meadow Lane, Axminster EX13 5FH

A two-bedroom semi-detached coach house in Axminster, offering a practical layout and features that will appeal to both first time buyers and investors.

The first floor provides an open-plan reception room, giving a versatile living and dining space that connects well with day-to-day life. There is a separate kitchen and a single shower room serving the property. The main bedroom is a double with built-in wardrobes, while the second bedroom is a single, also benefiting from built-in storage.

Outside, the property includes a south westerly facing garden, providing outdoor space for relaxing, entertaining or gardening. A single garage offers useful additional storage or parking.



Council Tax Band: B



Entrance

Door leading to the integral garage and stairs ascending to the first floor. Further benefiting from a radiator, smoke detector and a fuse box.

Lounge/Dining Room

17'3" x 17'1" (5.28 x 5.23)

An open plan, dual aspect reception room with windows to the front and rear aspect. Doors leading the rest of the living accommodation and further benefiting from three radiators.

Kitchen

8'6" x 6'5" (2.61 x 1.98)

Fitted with a range of matching wall and base units with works tops over comprising a four ring gas hob with an oven underneath and an extractor hood above. Continuing round to a one and a half bowl sink and drainer with a window to the front aspect. Further benefiting from space for a free standing fridge freezer and space and plumbing for a free standing washing machine.

Bedroom 1

10'5" x 10'3" (3.19 x 3.14)

A double bedroom with a window to the front aspect and a radiator. Further benefiting from a fitted wardrobe with sliding mirror fronted wardrobe doors and an additional storage cupboard.

Bedroom 2

6'5" x 6'10" (1.97 x 2.10)

A single bedroom with a window to the rear aspect and radiator. Further benefiting from a fitted wardrobe with a sliding wardrobe door.

Shower Room

5'11" x 6'11" (1.81 x 2.11)

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

Integral Garage

7'10" x 17'9" (2.41 x 5.43)

The property enjoys an integral single garage that benefits from power and lighting and a additional storage cupboard. The garage is accessed via an electric roller door and enjoys parking for one car to the front. French doors from the garage provides access onto the rear garden.

Outside

The property enjoys a south westerly facing, fully enclosed rear garden that enjoys a decked seating area, an artificial grass lawn and a tiered flowerbed. The garden enjoys a wooden access gate to the side aspect.

Local Area

Flax Meadow Lane is set within reach of Axminster's amenities, including local shops, cafés and services in the town centre. Axminster is known as a gateway to the East Devon and Dorset coastline, with Lyme Regis and the Jurassic Coast accessible by car for days out.

For commuters and regular travellers, Axminster railway station is nearby, with direct services to Exeter St Davids and London Waterloo. Typical journey times are around 35–40 minutes to Exeter and approximately 2 hours 45 minutes to London, making this a viable option for those needing regional or occasional London connections. Local bus services link Axminster with surrounding villages and coastal towns.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: B

Development Charge: £139

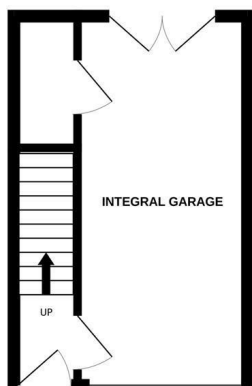
Utilities: Main gas, electric, water and drainage

Broadband: Full fibre broadband is available to order. Please visit openreach.com for more information

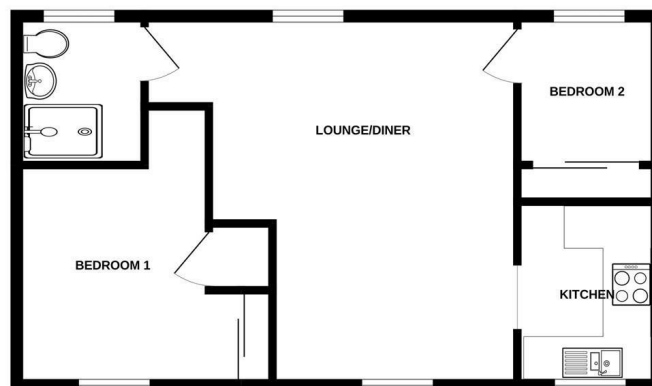
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

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

GROUND FLOOR
187 sq.ft. (17.3 sq.m.) approx.

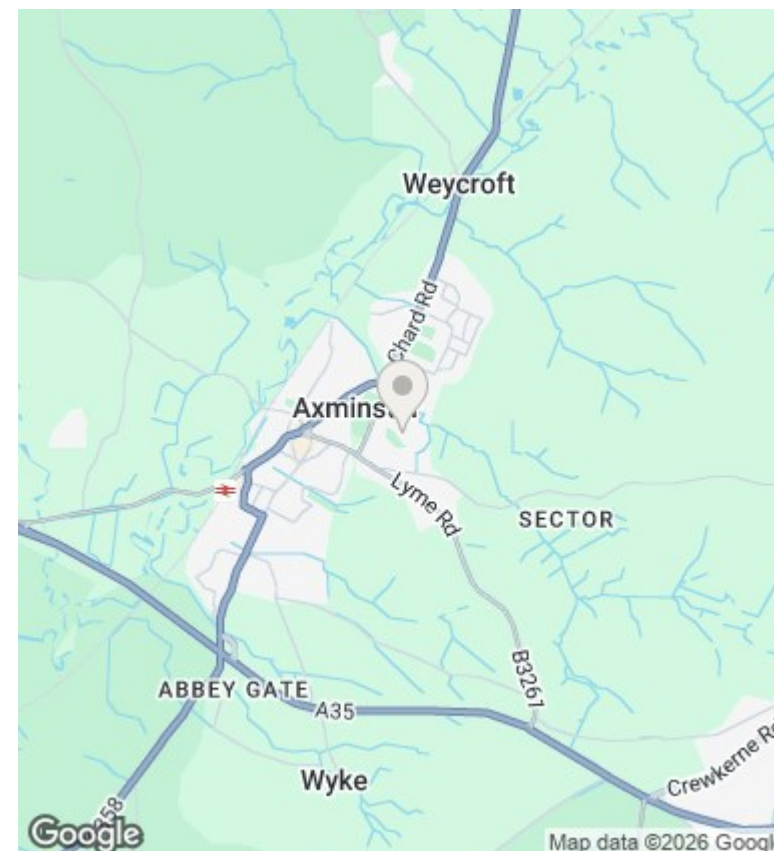


FIRST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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

what3words: ///scrub.name.people

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		