



7 Lyme Close, Axminster, EX13 5BA

Guide Price £375,000 Freehold

- Spacious three-bedroom family home
- Kitchen
- Family bathroom with bath and separate shower
- Generous sitting room with feature fireplace
- Useful utility room
- Private enclosed rear garden
- Separate dining area with garden access
- Dedicated home office/study

7 Lyme Close, Axminster EX13 5BA

This three-bedroom semi-detached family home offers spacious and versatile accommodation, enjoying a peaceful residential setting with generous gardens and excellent potential for modernisation to suit individual tastes.

The property is arranged over two floors and features a welcoming entrance hall, a well-appointed fitted kitchen with an adjoining breakfast area, and a spacious sitting/dining room. Large sliding patio doors flood the room with natural light and provide direct access to the garden, creating an ideal space for both everyday family living and entertaining.

On the first floor are three well-proportioned bedrooms, including two comfortable doubles, all served by a family bathroom fitted with both a bath and separate shower enclosure.

Outside, the property benefits from a generous rear garden, offering a private setting for outdoor relaxation.



Council Tax Band: C



Entrance Hall

Doors leading to the accommodation with stairs ascending to the first floor and an useful storage cupboard.

Cloakroom

Fitted with a white suite comprising a low level hand flush WC with a corner pedestal hand wash basin and an opaque window to the side aspect.

Office

8'6" x 11'2" (2.60 x 3.41)

A bright and versatile room ideally suited for use as a home office, study, or hobby room. Benefitting from a window overlooking the garden, the space enjoys excellent natural light, creating a pleasant working environment throughout the day. Offering ample room for a desk, storage furniture, and additional seating if required, this flexible room is perfect for those working from home or seeking a quiet space for study and creative pursuits. Neutral décor further enhances the sense of space and provides an excellent blank canvas for personalisation.

Lounge Area

14'4" x 12'0" (4.39 x 3.66)

A generously proportioned and versatile reception room offering ample space for both lounge and dining furniture, creating an ideal setting for everyday living and entertaining. The room is centred around an attractive feature fireplace with decorative surround, while a large opening leads through to a bright dining area with sliding patio doors providing direct access to the garden and allowing an abundance of natural light to flood the space.

Dining Area

8'10" x 15'2" (2.70 x 4.64)

A bright and welcoming dining area enjoying an abundance of natural light through large sliding patio doors, which provide direct access to the rear garden and patio, creating an excellent indoor-outdoor flow. The room offers ample space for a dining table and additional furnishings, making it ideal for family meals and entertaining. Pleasant garden views enhance the sense of space. Conveniently positioned adjacent to the kitchen, this versatile room could also serve as a garden room or additional reception space.

Kitchen

20'9" x 8'9" (6.34 x 2.68)

A well-appointed and naturally light kitchen fitted with a comprehensive range of cream shaker-style wall and base units, complemented by wood-effect worktops and attractive tiled splashbacks. The kitchen incorporates a gas hob and an eye level double oven with ample preparation space and storage throughout. An arched opening creates a pleasant flow into the adjoining breakfast area, which enjoys views over the garden through a large rear-facing window and provides space for informal dining. Further benefits include an inset sink, space and plumbing for a dishwasher and recessed ceiling spotlights.

Utility Room

11'2" x 6'2" (3.41 x 1.88)

A useful and practical utility area providing additional storage and workspace, ideal for everyday household tasks. Fitted with built-in shelving and cupboard storage, the room offers excellent potential for use as a laundry area, pantry, or boot room. A glazed rear door provides convenient access to the garden, while further built-in cupboards maximise storage options. Positioned adjacent to the kitchen, this versatile space enhances the property's functionality and day-to-day convenience.

Bedroom 1

11'2" x 12'0" (3.42 x 3.66)

A generously proportioned principal bedroom enjoying a pleasant outlook over the rear garden through a window, allowing for plenty of natural light. The room benefits from a range of fitted wardrobes providing excellent hanging and storage space, while still comfortably accommodating a double bed and additional bedroom furniture.

Bedroom 2

10'9" x 8'9" (3.29 x 2.69)

A well-proportioned double bedroom enjoying a pleasant outlook over the rear garden through a window, providing excellent natural light and a peaceful setting. Offering ample space for a double bed and a range of freestanding furniture, the room is presented in neutral tones, creating a bright and airy atmosphere. A versatile and comfortable bedroom, ideal for family members, guests, or those seeking additional accommodation.

Bedroom 3

11'2" x 8'5" (3.42 x 2.58)

A bright and comfortable bedroom enjoying an elevated outlook through a large window, which fills the room with natural light and offers attractive far-reaching views. Well-proportioned and versatile, the room provides ample space for a bed and accompanying furniture, making it ideal as a guest bedroom, child's room, or additional home office.

Bathroom

5'7" x 8'9" (1.71 x 2.67)

A well-appointed family bathroom fitted with a contemporary white suite comprising a panelled bath with shower attachment, separate shower enclosure, low-level WC, and vanity wash hand basin with useful storage beneath. Fully tiled walls and flooring create a clean and modern finish, while the frosted window provides natural light and privacy. Further benefits include a heated towel rail, making this a practical and comfortable space for everyday family living.

Outside

The rear garden is a particular feature of the property, offering a generous and predominantly level outdoor space ideal for both relaxation and entertaining. A paved patio adjoins the house, providing the perfect spot for al fresco dining and enjoying the garden outlook, with steps leading up to an area of lawn bordered by established hedging and mature planting.

The garden enjoys a good degree of privacy and is well enclosed, creating a safe and pleasant environment for children and pets. Further benefits include raised beds, outside storage opportunities, and ample space for keen gardeners to further enhance and personalise the outdoor space. Overall, a delightful garden that complements the family-friendly accommodation on offer.

Garage

The property enjoys the use of a single garage located in a block of garages within walking distance of the property.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: C

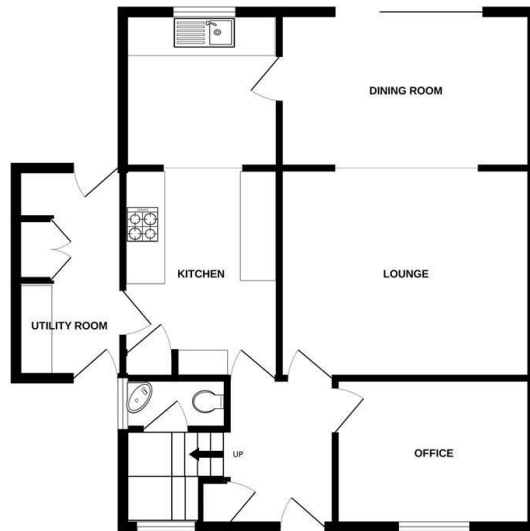
Utilities: Main gas, electric, water and drainage

Broadband: Fibre to the Cabinet Broadband available. Please visit openreach.com for more information

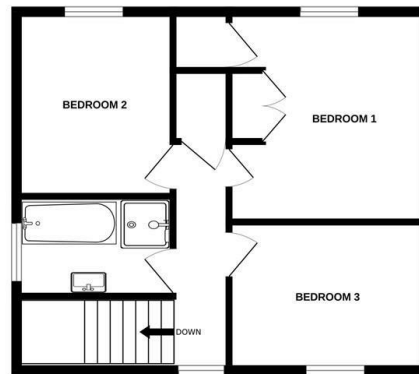
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

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

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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: ///sized.shakes.hunter

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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		