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8 Fairfield Close, Axminster, EX13 5LP

Guide Price £345,000 Freehold

- Three Bedroom Detached Chalet-Style House
- Conservatory
- Enclosed Garden
- Lounge
- Master En-Suite Bedroom
- Off Road Parking
- Kitchen
- Utility Room

Westminster House, West Street, Axminster, Devon, EX13 5NX
01297 631199

salesaxminster@harrisandharrisestates.co.uk
https://www.harrisandharrisestates.co.uk

8 Fairfield Close, Axminster EX13 5LP

An attractive and deceptively spacious detached chalet-style home, offering flexible accommodation ideal for a range of buyers. The property enjoys generous living space complemented by well-maintained gardens, parking and a versatile layout suited to modern family living.

The ground floor features a bright and welcoming sitting room centred around an attractive fireplace. The contemporary kitchen/breakfast room is fitted with a range of stylish high-gloss units and integrated appliances, providing an excellent space for everyday dining and entertaining. A useful utility room offers additional storage and laundry facilities, with direct access to the rear garden. Completing the ground floor is conservatory that could be used as a further reception room and an impressive principal bedroom with en-suite shower room.

On the first floor, the property provides two well proportioned bedrooms and a family bathroom. To the rear, the enclosed garden offers a private setting with patio areas ideal for outdoor dining and entertaining, together with established planting and low-maintenance landscaping.

3 2 1 C

Council Tax Band: D





Entrance Hall
Doors leading to the accommodation with stairs leading to the first floor and benefitting from two useful storage spaces.

Lounge
11'10" x 19'10" (3.63 x 6.06)
A spacious and inviting sitting room enjoying excellent natural light from the bay window to the front aspect. The room is centred around a feature fireplace with a timber surround and fitted gas fire, creating a warm and welcoming focal point. Generous proportions provide ample space for a range of lounge furniture, while the neutral décor and fitted carpet enhance the bright and comfortable feel throughout.

Kitchen
9'3" x 12'6" (2.82 x 3.82)
A stylish and well-appointed kitchen fitted with a range of contemporary high-gloss wall and base units complemented by contrasting work surfaces and a tiled splashback. Integrated appliances include a built-in oven, electric hob with stainless steel extractor hood over, together with ample storage and preparation space. A window overlooking the rear garden floods the room with natural light, while recessed ceiling spotlights and tiled flooring add to the modern finish.

Cloakroom
A contemporary cloakroom fitted with a modern white suite comprising a concealed cistern WC and vanity wash hand basin with useful storage cupboards below. Finished with attractive wall tiling and complementary flooring, the room offers a bright and stylish space.

Utility
11'4" x 5'0" (3.46 x 1.53)
A practical and light-filled utility room providing additional workspace and appliance storage, with fitted work surfaces incorporating space and plumbing for both a washing machine and tumble dryer. Windows and glazed patio doors overlook and provide direct access to the rear garden, allowing an abundance of natural light throughout the day.

Master Bedroom
10'11" x 15'3" (3.35 x 4.67)
A spacious and beautifully presented principal bedroom benefiting from a bright dual-aspect outlook. The room offers ample space for a double bed and a range of bedroom furniture, complemented by a neutral décor and fitted carpeting that create a calm and relaxing atmosphere. Recessed ceiling lighting and a contemporary vertical radiator enhance the modern feel, while the adjoining en-suite shower room provides added convenience and privacy.

En-Suite
6'2" x 4'10" (1.89 x 1.49)
A modern and well-appointed shower room fitted with a contemporary white suite comprising a vanity wash hand basin with useful storage below, low-level WC, and a walk-in shower enclosure with electric shower and splashback panelling. A frosted window provides natural light and ventilation, while the neutral décor and easy-maintenance flooring create a bright and practical space, ideal for everyday use.

Conservatory
17'3" x 10'7" (5.28 x 3.23)
A spacious conservatory enjoying a pleasant outlook over the rear garden through an abundance of glazing that fills the room with natural light. Offering ample space for both dining and seating furniture, this versatile room provides an ideal setting for entertaining guests, relaxing with a morning coffee, or enjoying the garden in all seasons.

Landing
Doors leading to the accommodation with a additional storage cupboard.

Bedroom 2
17'6" x 9'6" (5.35 x 2.92)
A particularly spacious double bedroom enjoying two windows to the front aspect. The room offers excellent proportions with ample space for a double bed and a comprehensive range of bedroom furniture.

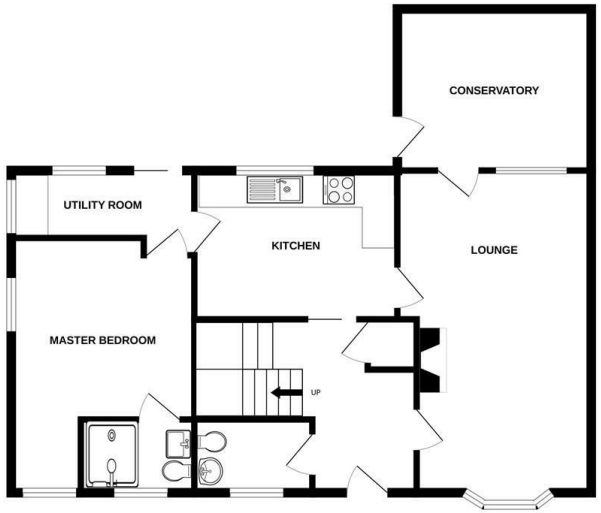
Bedroom 3
9'3" x 9'1" (2.84 x 2.79)
A generously proportioned double bedroom enjoying excellent natural light from a window and a fitted wardrobe accessed by sliding wardrobe doors. The room offers ample space for a full range of bedroom furniture and benefits from a neutral décor and fitted carpeting, creating a bright and comfortable environment.

Bathroom
A generously sized family bathroom fitted with a contemporary white suite comprising a panelled bath with a shower over taps, corner shower enclosure, pedestal wash hand basin and low-level WC. Multiple obscured windows, create a bright and airy atmosphere, while attractive tiling and modern décor enhance the sense of space. Additional features include a heated towel rail, useful storage cabinetry and ample floor space, making this a practical and well-appointed bathroom ideally suited to family living.

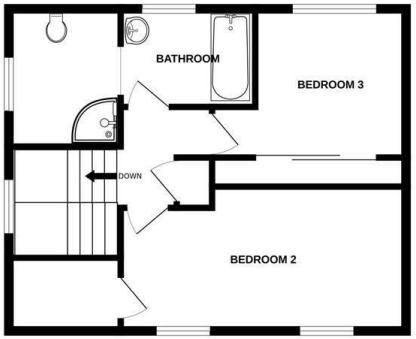
Outside
The property enjoys a generously sized and beautifully established rear garden, offering an excellent balance of lawn, patio and mature planting. A spacious paved terrace with a feature greenhouse, shed and hot tub adjoins the house, creating an ideal setting for outdoor dining and entertaining, with ample space for garden furniture. Beyond, a central lawn is bordered by a variety of mature shrubs, trees and colourful planting, providing interest throughout the seasons and a good degree of privacy. The garden also benefits from a fence off vegetable plot, garden shed, well-stocked borders and meandering pathways, making it a delightful space for keen gardeners, families and those simply looking to relax and enjoy the outdoors.

Agents Notes
Tenure: Freehold
Local Authority: East Devon District Council
Tax Band: D
Utilities: All utilities are main connected
Broadband: Full fibre broadband is 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
Restrictions: There is a right of crossing restriction across a strip of land outside the back gate.

GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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

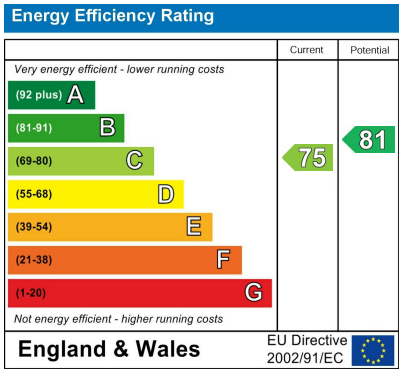
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Viewings

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

Council Tax Band

D



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