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Flintstone Cottage, 4 Musbury Road, Axminster, EX13 5JJ

Guide Price £179,995 Freehold

- Neutrally decorated two-bedroom cottage
- Enclosed rear garden
- Convenient for Axminster railway station
- Practical separate kitchen and bathroom
- Short walk to Axminster town centre
- Bus links to Seaton and Lyme Regis
- Lounge/Diner
- Easy access to River Axe walks

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4 Musbury Road, Axminster EX13 5JJ

This neutrally decorated two-bedroom terraced cottage in the popular East Devon market town of Axminster. Offering one reception room, a separate kitchen and a bathroom, it provides a practical layout well-suited to everyday living. The property enjoys two double bedrooms and a pleasant enclosed rear garden to enjoy and relax in.

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Council Tax Band: B





Front Porch
Door leading to the accommodation and a fusebox.

Lounge/Diner
13'1" x 16'0" (max) (4.00 x 4.89 (max))
A delightful reception room featuring an attractive stone fireplace with inset electric fire, exposed stone walling and a striking ceiling beam. The room is light and airy with modern wood-effect flooring and neutral décor, offering ample space for seating and entertaining. An open staircase leads to the first floor, while a doorway provides access to the kitchen.

Kitchen
8'9" x 10'10" (2.69 x 3.31)
A charming country-style kitchen fitted with a range of sage green shaker-style wall and base units complemented by contrasting work surfaces and tiled splashbacks. A large window overlooking the garden provides an abundance of natural light and creates a pleasant outlook, while the stainless steel sink is ideally positioned to enjoy the views. The kitchen is equipped with an integrated electric oven and hob, together with ample storage and preparation space. Attractive wood-effect flooring and neutral décor enhance the room's bright and welcoming feel, making it both practical and inviting for everyday living.

Landing
Doors leading to the accommodation with a storage cupboard which houses a wall mounted gas boiler. Further benefiting from a smoke detector and loft access overhead.

Bedroom 1
12'7" x 9'4" (3.84 x 2.87)
A well-proportioned double bedroom enjoying a light and airy feel, enhanced by a window to the front aspect. The room benefits from a full-height range of fitted mirrored wardrobes, providing excellent storage while creating a greater sense of space. Finished in neutral décor with fitted carpeting, the room offers a comfortable and versatile retreat, with ample space for additional bedroom furniture if required.

Bedroom 2
8'9" x 10'6" (2.68 x 3.21)
A bright and versatile bedroom enjoying a pleasant outlook through a rear-facing window over the garden, allowing plenty of natural light to fill the room. Finished in neutral tones with fitted carpeting, the room offers flexible accommodation and would be equally suited as a child's bedroom, guest room or home office.

Bathroom
A well-appointed family bathroom fitted with a white suite comprising panelled bath with shower and glazed screen, wall-mounted wash hand basin and concealed-cistern WC. The room benefits from extensive fitted storage cabinetry, providing excellent practicality and helping to maintain a clutter-free environment. Partially tiled walls, a heated chrome towel radiator and wood-effect flooring create a clean and contemporary feel, while a frosted window allows for natural light whilst maintaining privacy. A useful wall-mounted mirrored cabinet completes this functional and well-presented space.

Garden
A fully enclosed rear garden offering a good degree of privacy and an excellent opportunity for purchasers to create their ideal outdoor space. The garden is predominantly laid to lawn with established borders and mature shrubs, providing a pleasant setting for relaxing and entertaining. A paved pathway runs the length of the garden, allowing easy access to the rear of the property, while fenced boundaries enhance privacy and security. The garden enjoys a sunny aspect and offers plenty of potential for further landscaping or planting to suit individual tastes.

Local Area
Set just off Musbury Road, the cottage is conveniently placed for Axminster's traditional town centre, with its range of independent shops, supermarkets, cafés and local services. The town is known for its community feel and access to attractive surrounding countryside, with walks available along the nearby River Axe and out towards the East Devon Area of Outstanding Natural Beauty.

Axminster railway station is within easy reach, providing 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 Waterloo, making the property a realistic option for commuters or for those who visit the city regularly. Bus links from Axminster connect to nearby coastal towns such as Seaton and Lyme Regis, offering further amenities and leisure opportunities.

Local schooling options in Axminster include primary and secondary schools within the town, along with nurseries and childcare facilities. Day-to-day needs are well catered for, with medical services, pharmacies and other essentials accessible in and around the centre.

Agents Notes
Tenure: Freehold
Local Authority: East Devon District Council
Tax Band: B
Broadband: Full Fibre Broadband is available. For more information go to openreach.com
Mobile phone coverage: For more information can be found checker.ofcom.org.uk
Utilities: Mains gas, mains electric, mains water and mains drainage.
Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water





Directions

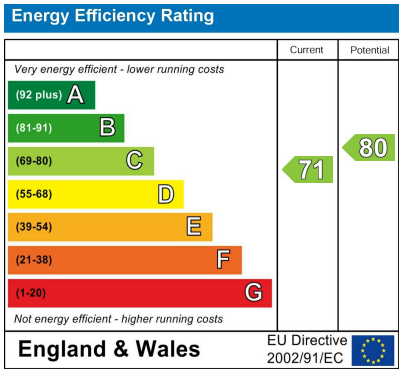
From our office in West Street, continue past the office and take the first right into Church Street, proceed to the end of the road and turn right into Silver Street, then right again into Musbury Road. Proceed down the hill and as you get to the top Hillhead Terrace can be found on your left hand side.

Viewings

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

Council Tax Band

B



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