



12 Dragons Mead, Axminster, EX13 5JY

Guide Price £340,000 Freehold

- Three Bedroom Detached Bungalow
- Master Bedroom with an En-Suite W.C.
- South Westerly Facing Garden
- Lounge
- Family Bathroom
- Conservatory
- Kitchen/Diner
- Single Garage and Driveway Parking

12 Dragons Mead, Axminster EX13 5JY

A detached 3-bedroom bungalow in the popular East Devon town of Axminster. Presented in good condition, it offers a practical layout with one reception room, one kitchen and one bathroom, making it a straightforward choice for buyers seeking single-storey living.

All three bedrooms are doubles, providing comfortable sleeping accommodation or the flexibility to use one as a home office or hobby room. The reception room benefits from a garden view, creating a pleasant outlook and a natural focal point for everyday living and relaxing. The stand out feature is the property's South Westerly facing private garden which extends the living space outdoors, offering room for planting, seating or play.

Overall, this detached bungalow provides well-proportioned accommodation in a convenient East Devon setting.



Council Tax Band: D



Entrance Hall

Doors leading to the accommodation with a radiator, smoke detector and loft access. Further benefiting from separate coat and airing cupboards.

Lounge

16'2" x 11'11" (4.93 x 3.64)

Featuring a fireplace with a tiled hearth and surround, this cosy reception room further enjoys dual aspects with windows to the rear and side aspects. Further benefiting from a radiator and access into the conservatory.

Kitchen

12'9" x 11'11" (3.90 x 3.65)

Fitted with a range of matching wall and base units with worktops over comprising a four ring gas hob with an extractor hood above, an eye level double oven and a sink and drainer. Further benefiting from a radiator, space and plumbing for two white goods and space for a free standing fridge freezer.

Bedroom 1

11'9" x 13'11" (3.59 x 4.25)

A double double with a window to the rear aspect and a radiator. A door leads to;

En-Suite W.C

Fitted with a white suite comprising a low level hand flush w.c and a pedestal hand wash basin.

Bedroom 2

10'8" x 10'9" (3.26 x 3.28)

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

Bedroom 3

8'5" x 10'8" (2.59 x 3.26)

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

Family Bathroom

9'8" x 7'10" (2.97 x 2.39)

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin, a corner bath unit and a shower cubicle with a wall mounted electric shower. Further benefiting from an opaque window to the side aspect and a radiator.

Conservatory

12'3" x 8'0" (3.75 x 2.44)

A fully glazed conservatory that overlooks the rear garden with a sliding door that grants access to the garden.

Garden

The property sits on a generous plot and enjoys a south westerly facing garden that is predominately laid to lawn with a variety of trees, hedges and plants.

Garage

21'7" x 9'3" (6.58 x 2.84)

With an up and over garage door to the front aspect with a single glazed window to the rear aspect and a side access door. Further benefiting from electric lighting.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

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

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

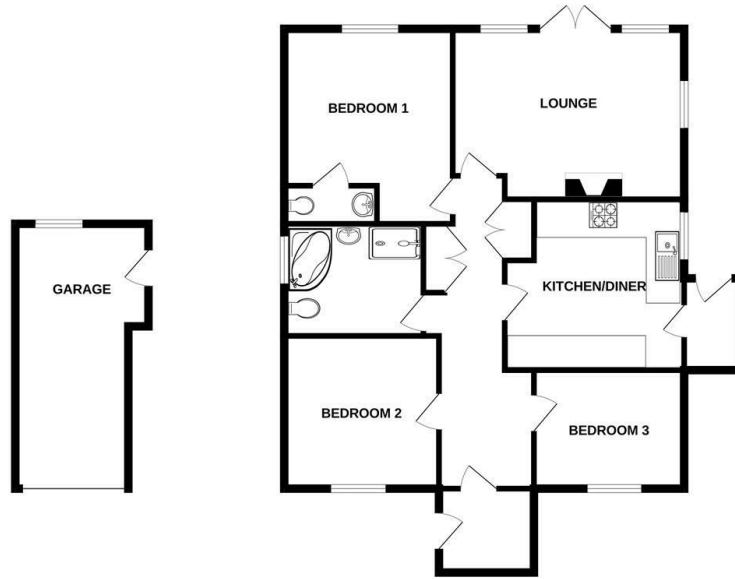
Local Area

Axminster is a historic market town with a good range of everyday amenities, including supermarkets, independent shops and local cafés, as well as pubs and takeaways. The town is also known for its community facilities and access to the surrounding East Devon countryside.

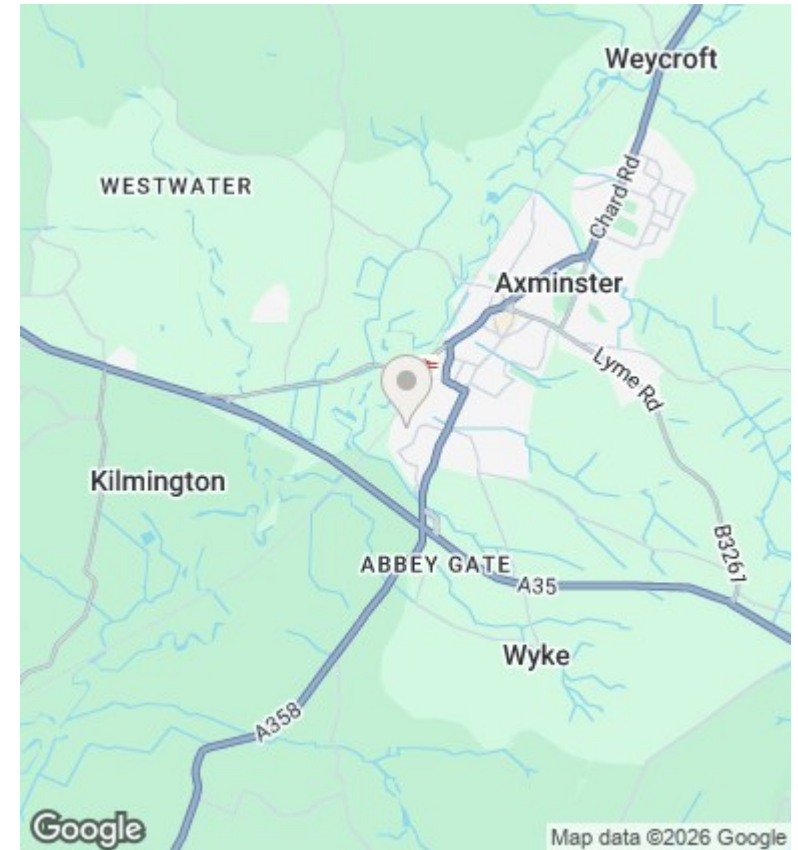
Transport links are a particular advantage. Axminster railway station offers direct services to Exeter St David's and London Waterloo, with journey times to Exeter typically around 35–40 minutes and to London around 2 hours 45 minutes, making the property suitable for commuters or regular travellers. Local bus services link Axminster with nearby towns such as Lyme Regis, Seaton and Honiton.

There are primary and secondary schools in and around Axminster, along with local parks and green spaces for walking and leisure.

GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA - 1110 sq.ft. (103.1 sq.m.) approx.
While 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 guidance 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 proceed down towards the roundabout taking the first exit onto King Edward Road. Follow the road and turn right onto Musbury Road and continue to proceed down the hill. Take the next right turning onto Gamberlake, Follow the road and take the right turn onto Dragons Mead.

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	