

2 bed terraced house to buy in

Woodbury Park, Axminster, Devon, EX13 5QZ

£185,000 Starting Bid

x 2 x 1

Tenure

Freehold

Private parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Two well-proportioned double bedrooms
- Fully integrated kitchen with electric oven, gas hob, concealed extractor, dishwasher and
- Ground floor WC for added everyday convenience

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Occupying an elevated position on the popular Woodbury Park development, this well-presented two-bedroom home combines a modern, open-plan layout with flexible living space and wonderful views across the surrounding countryside. Offered with no onward chain and available by unconditional auction, it presents an excellent opportunity for first-time buyers, investors or anyone seeking a home that's ready to enjoy from day one. An unusual opportunity exists to purchase the adjoining property, which is also available for sale by unconditional auction. While each home has its own distinct layout and character, they offer a rare chance for buyers, investors or even family members seeking neighbouring homes within this popular and well-connected development.

The Property

Enjoying the same elevated position and uninterrupted rural outlook as its neighbouring sister property, this attractive home offers a slightly different approach to modern living, with an adaptable ground floor designed to suit a variety of lifestyles. The property also benefits from recently installed double glazing.

A double glazed front door opens into the entrance hall, leading directly into a bright and spacious lounge and dining area. Full-width sliding patio doors flood the room with natural light and frame the far-reaching views beyond, while opening onto a private patio—an ideal spot for relaxing outdoors or entertaining friends and family against the backdrop of the surrounding valley.

The recently refitted U-shaped kitchen forms the heart of the home, offering an impressive range of storage cupboards and generous worktop space. A wide breakfast bar naturally separates the kitchen from the living area, creating an open yet well-defined space for everyday life. Integrated appliances include an electric oven, gas hob with concealed extractor, dishwasher and fridge-freezer, while the large enamel sink adds both practicality and character.

Beyond the kitchen, a further reception room provides welcome flexibility. Whether used as a home office, snug, hobbies room or playroom, it offers valuable additional living space that can adapt as needs change. This room also provides access to a convenient ground floor WC, plumbing for a washing machine and opens directly onto the enclosed rear garden.

The property enjoys attractive outdoor space to both the front and rear. To the front, an enclosed patio area provides the perfect place to sit and take in the stunning, uninterrupted views across the surrounding countryside, creating a wonderful extension of the living space for relaxing or entertaining.

The enclosed rear garden has been designed with ease of maintenance in mind and benefits from a storage shed, providing useful space for garden equipment and outdoor essentials. The property also benefits from allocated parking for 2 vehicles.

Thoughtfully designed with accessibility in mind, the rear garden is predominantly paved and gravelled for ease of maintenance and features a full-width ramp, making it particularly well suited to buyers requiring level access without compromising on outdoor enjoyment.

Upstairs, two comfortable double bedrooms, with one benefiting from built-in storage, with the principal bedroom once again enjoying beautiful uninterrupted views across neighbouring farmland. Completing the accommodation is a well-appointed family shower room, fitted with a multi-jet shower cubicle, pedestal wash hand basin and WC.

Offered for sale with no onward chain, the property is ready for immediate occupation while presenting an attractive investment opportunity in a well-connected East Devon location.

The Property As It Stands

Recently updated in key areas, including the contemporary fitted kitchen, recently fitted double glazing (September 2023) and gas boiler (April 2025), this home offers a practical balance of modern living and flexible accommodation. The additional reception room sets it apart from many similar properties, providing adaptable space that could evolve with changing lifestyles, whether for home working, hobbies or simply creating a second sitting area.

The accessible rear garden further broadens its appeal, while the chain-free position allows purchasers to move quickly and with confidence.

Location & Lifestyle

Woodbury Park enjoys an elevated position on the eastern side of Axminster, where established residential surroundings meet open countryside. The development offers the convenience of town amenities while benefiting from far-reaching views across the Axe Valley and the rolling East Devon landscape.

Axminster itself provides an excellent range of independent shops, supermarkets, cafés, schools and leisure facilities, together with a mainline railway station offering direct services to London Waterloo. The nearby A35 provides excellent road connections towards Exeter, Honiton, Dorchester and the wider South West, making the area popular with both commuters and those looking to enjoy a better work-life balance.

The Jurassic Coast, Lyme Regis and the beautiful East Devon countryside are all within easy reach, placing coastal walks, beaches and picturesque villages on your doorstep while retaining excellent everyday connectivity.

Why We Love It

What makes this home particularly appealing is its flexibility. The open-plan living space feels bright and sociable, while the additional reception room gives buyers options that many two-bedroom homes simply don't offer. Combined with the accessible garden, beautiful countryside views and excellent transport links, it offers comfortable living today with the versatility to adapt for the future.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £185,000

Property Type: Terraced House

Parking: Private

Year built: 1965

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Insufficient fire/smoke alarm systems

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Ramped access

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

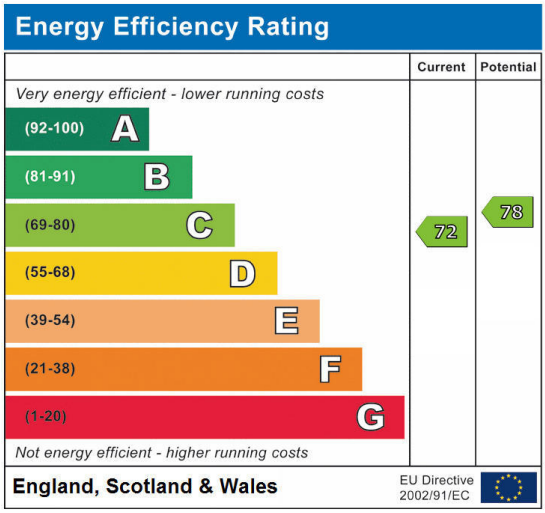
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good





Woodbury Park, Axminster, Devon, EX13 5QZ

Contact your local branch today for more information on this property:

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