



Summer Dene



# Summer Dene

Sector Lane, Axminster, EX13 5BP

What3Words: ///reclaim.lecturing.proceeds

A three bedroom detached bungalow with garage, garden and far reaching countryside views

- Detached
- Three Bedrooms
- Sitting Room and Conservatory
- Driveway Parking
- Garage
- Countryside Views
- Garden
- PV Panels
- Freehold
- Council Tax Band D

Guide Price £340,000

## SITUATION

Positioned along Sector Lane, backing on to open fields with fantastic views north up the Axe Valley, the property is located in a quiet yet accessible position.

## DESCRIPTION

Summer Dene is a detached three bedroom bungalow dating from the 1960s, constructed of rendered brick and concrete block under a tiled roof. The kitchen is fitted with a range of base and wall units. The accommodation includes a sitting room and a conservator- overlooking the rear garden, enjoying far-reaching countryside views. Bedroom one benefits from an en suite W.C., with a family bathroom serving the remaining bedrooms.



## OUTSIDE

The property benefits from driveway parking for three vehicles and a garage. A path leads around the side of the bungalow to the rear garden, which is mainly laid to lawn and bordered by mature shrubs and bushes.

## SERVICES

All mains services connected. Gas fired central heating. PV panels.

Ultrafast broadband available, mobile coverage likely outside with EE, O2, Three and Vodafone (Ofcom)

## REIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 0140442553.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

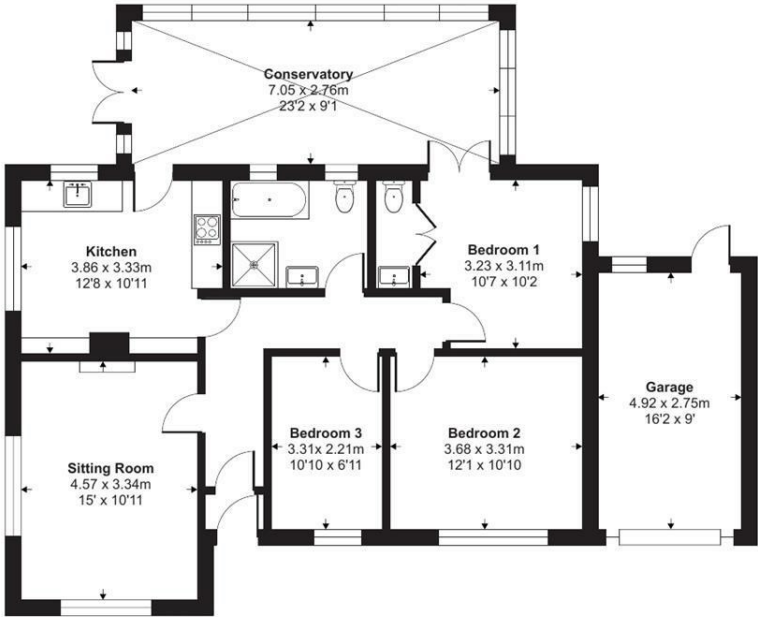
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Approximate Area = 1055 sq ft / 98 sq m  
Garage = 146 sq ft / 13.5 sq m  
Total = 1201 sq ft / 111.5 sq m  
For identification only - Not to scale



Ground Floor

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Stags. REF: 1440548