



10 Salisbury Terrace The Hill, Kilmington, EX13 7SE

Guide Price £225,000 Freehold

- Two bedroom Cottage
- Dining room
- Good size rear garden
- Off road parking
- Kitchen
- Oil central heating throughout
- Lounge
- Family bathroom

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Welcome to this charming cottage located in the picturesque village of Kilmington. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing, and two cosy bedrooms. The traditional British cottage style adds character and warmth to the home, creating a welcoming atmosphere for you to enjoy. Outside the property enjoys a beautifully maintained rear garden.



Council Tax Band: B



Lounge

12'0" x 11'0" (3.67 x 3.360)

Front door leads into the lounge. Front facing double glazed window with display sill and a radiator underneath. BT point, TV point and electric consumer unit. Stairs leading up to the first floor.

Dining Room

12'0" x 11'0" (3.66 x 3.36)

Door from lounge leads into the dining room. Window to the rear aspect overlooking the rear garden and a feature fireplace with storage either side

Kitchen

5'10"x 7'11" (1.8x 2.43)

Fitted with a range of kitchen base units with space for washing machine and free standing cooker. Work tops with tiled splash back and a stainless steel sink and taps. Door out into the rear garden

Bedroom 1

9'8" x 11'1" (2.96 x 3.38)

Double size bedroom positioned at the front of the house with double glazed window, display sill with a radiator underneath and additional storage above the stairs.

Bedroom 2

12'2" x 8'3" (3.71 x 2.52)

Double bedroom with window overlooking the rear garden. Window has a display sill with radiator underneath.

Bathroom

7'11" x 5'9" (2.42 x 1.77)

Bathroom to the rear of the property with window. White suite consisting of toilet, bath with electric shower over and wash hand basin that sits on top of built in cupboards.

Rear garden

Small outhouse that houses the boiler. Patio area that leads to a grassed lawn.

Either side of the lawn are mature shrubs and a shed to the bottom of the garden.

Side gate leading to the front

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

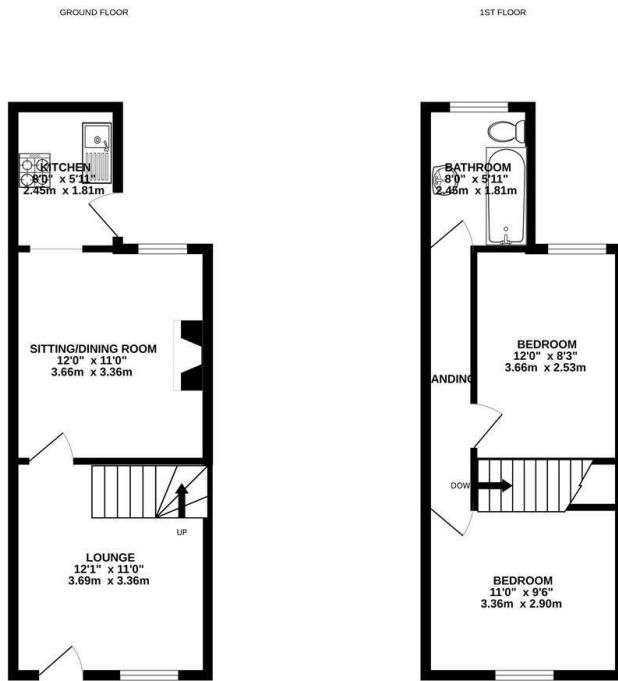
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Utilities: Electric, water and drainage is mains connected. Oil fired central heating.

Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available. Go to openreach.com for more information.

Mobile phone coverage: For more information can be found checker.ofcom.org.uk



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 can be given as to their operation or efficiency. See the green.

Directions

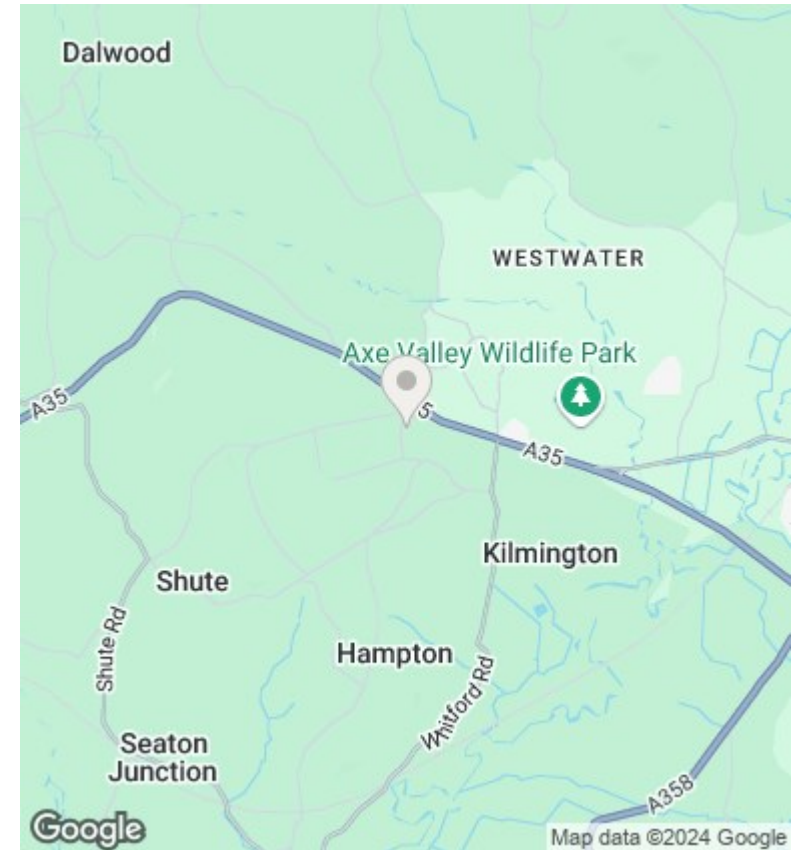
From the office head towards the A35 . Turn onto the A35 and after about 500metres take the second exit into Kilmington. Carry on up the hill and take the second left and turn into The Hill The cottage will be found about 200 metres on the left

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	