



## Overlands Kilminster, EX13 7SA

Guide Price £495,000 Freehold

- Four Bedroom Detached Chalet Bungalow
- Study
- Garage and Driveway Parking
- Lounge/Dining Room
- Two Bathrooms
- Kitchen and Breakfast Room
- Front and Rear Gardens



# Overlands , Kilmington EX13 7SA

Located on the outskirts of the popular village of Kilmington, this delightful four-bedroom detached chalet bungalow offers a perfect blend of comfort and versatility. Spanning an impressive 1,861 square feet, this property is ideal for families or those seeking a spacious retreat.

Upon entering, you are greeted by a welcoming atmosphere, enhanced by the three flexible reception rooms that provide ample space for relaxation and entertainment. Whether you envision a cosy family lounge, a formal dining area, or a study, these rooms can easily adapt to your lifestyle needs. The bungalow further boasts four well-proportioned bedrooms and two bathrooms

Outside, the property features both front and rear gardens in addition to a garage and driveway parking, ensuring that you have ample space for vehicles and storage.



Council Tax Band: E



### Entrance Hall

Doors leading to the accommodation with a radiator and two additional storage cupboards. Further benefiting from a radiator.

### Lounge/Dining Room

24'10" x 14'8" (7.59 x 4.48)

A spacious lounge dining room enjoying triple aspect views with windows to the front, rear and side aspects of the property. Further benefiting from two radiators and a feature wood burning stove.

### Breakfast Room/Study

8'10" x 8'9" (2.71 x 2.69)

A flexible room that could be used for a variety of uses benefiting from a window to the fronts aspect and radiator.

### Dining Room/Bedroom 4

12'11" x 10'3" (3.95 x 3.14)

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

### Conservatory

11'10" x 8'8" (3.61 x 2.65)

A half uPVC double glazed conservatory with French doors opening onto the rear garden.

### Kitchen

12'4" x 8'11" (3.78 x 2.72)

Fitted with a range of matching wall and base units with work tops over comprising an eye level double oven, a four ring electric induction hob with an extractor hood above and a stainless steel one and a half bowl sink and drainer with a window to the front aspect. The kitchen further enjoys space and plumbing for a free standing dish washer and washing machine.

### Utility Room

Benefiting from space and plumbing for a white good and a access door to the front aspect.

### Shower Room

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

### Study

Stairs with a wooden balustrade and hand rail ascending to the first floor.

### First Floor Landing

Doors leading to the first floor accommodation with a Velux window to the rear aspect and fitted wardrobes. Further benefiting from a radiator, eaves storage and a airing cupboard.

### Bedroom 1

14'6" x 12'7" (4.43 x 3.86)

A double bedroom with a Velux window to the front aspect and a additional window to the side aspect. Further benefiting from eaves storage and a fitted wardrobe.

### Bedroom 2

13'8" x 12'2" (4.17 x 3.71)

A double bedroom with a window to the rear aspect, radiator and fitted wardrobe.

### Bedroom 3

13'10" x 7'10" (4.24 x 2.39)

A double bedroom with two Velux windows to the front aspect and radiator.

### Family Bathroom

Fitted with a white suite comprising a low level hand flush w,c, a hand wash basin inset into a vanity unit, a jacuzzi corner bath unit and a shower cubicle with a wall mounted electric shower. Further benefiting from a window to the front aspect and radiator.

### Garage

24'10" max x 13'7" max (7.58 max x 4.15 max)

With an up and over garage door to the front aspect benefiting from power and lighting and a window to the rear aspect. Further benefiting from a rear access door leading to the garden and a separate w.c. fitted with a low level hand flush w,c, and hand wash basin.

### Outside

Outside the property enjoys a fully enclosed rear garden with access gates to both sides. The rear garden is mostly laid to lawn and is bordered by well established hedges and shrubberies and a gravel seating area in one corner. Further benefiting from rear access into the garage and an oil tank.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: E

Utilities: Oil fired central heating, main electric, water and drainage.

Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to [openreach.com](http://openreach.com) for more information.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Property is fitted with 12 solar panels.

## Overlands, Kilmington, Axminster, EX13

Approximate Area = 1861 sq ft / 172.8 sq m  
 Limited Use Area(s) = 152 sq ft / 14.1 sq m  
 Garage = 262 sq ft / 24.3 sq m  
 Total = 2275 sq ft / 211.2 sq m  
 For identification only - Not to scale

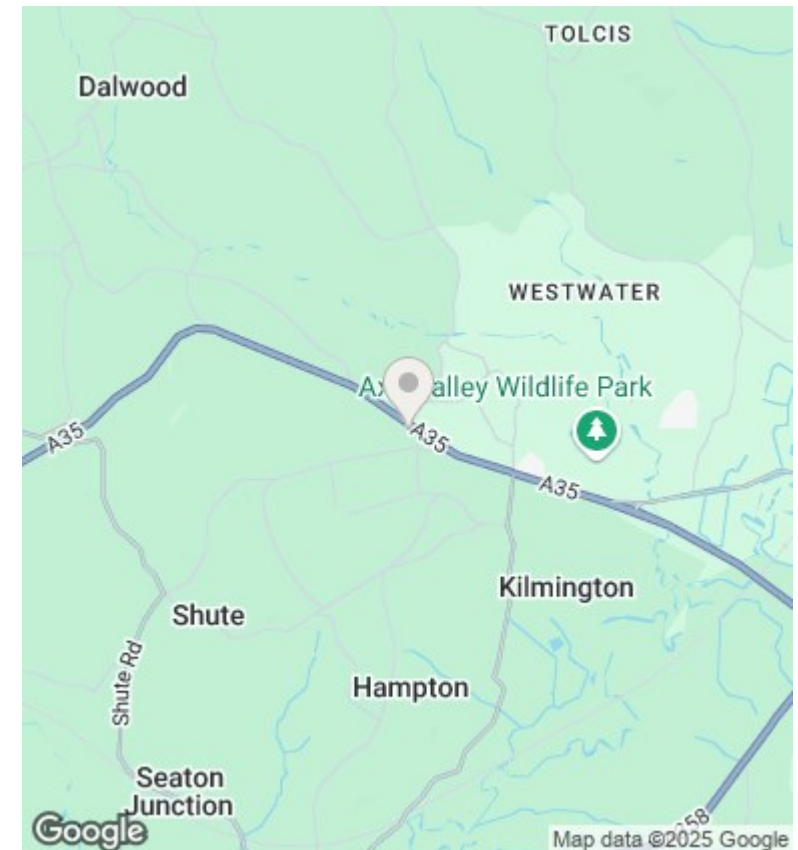


Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Harris & Harris Property Services Ltd. REF: 1257453

**harris & harris**  
estate agents



## Directions

From our office in West Street proceed down West Street taking the second exit at the roundabout on the B3261. At the junction take the right hand turn and join onto the A35. Continue along the A35 passing the petrol station on your left hand side, continue along the A35 and the property can shortly be found on the left hand side past the war memorial.

## Viewings

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

## Council Tax Band

E

| 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 |                                                                                       |                                                                                       |
| EU Directive 2002/91/EC                     |                                                                                       |                                                                                       |
| England & Wales                             |                                                                                       |                                                                                       |