



Littlebury Wellmead, Kilminster, EX13 7SQ

Guide Price £295,000 Freehold

- Two Bedroom Detached Bungalow
- Bathroom
- Wrap Around Garden
- Lounge
- Single Garage
- Village Location
- Dining Room
- Driveway Parking
- No Onward Chain

Littlebury Wellmead, Kilmington EX13 7SQ

Nestled in the charming village of Kilmington, this two-bedroom detached bungalow is situated in a sought-after location, making it an ideal choice for those seeking a peaceful retreat while still being close to local amenities.

The property enjoys two reception rooms, a bathroom, separate cloakroom and features two well-proportioned bedrooms, offering ample space for rest and privacy. Outside, the property boasts lovely gardens that provide a serene outdoor space for gardening or simply enjoying the fresh air. Additionally, there is a single garage and driveway parking.



Council Tax Band: D



Hallway

Doors leading to the accommodation.

Lounge

12'11" x 11'5" (3.94 x 3.48)

A dual aspect reception room with windows to the front and side aspects. Benefiting from a night storage heater and a decorative fireplace with a brick hearth and surround and a display sill.

Dining Room

11'5" x 8'11" (3.48 x 2.72)

Located adjacent to the lounge this useful second reception is perfectly placed to act as a dining room with a night storage heater and a sliding patio door to the front aspect.

Kitchen

11'10" x 9'1" (3.61 x 2.79)

Fitted with a range of matching wall and base units with work tops over comprising a stainless steel one and a half bowl sink and drainer with a window to the side aspect and space and plumbing for a washing machine underneath. Continuing round to space for a free standing cooker with an extractor hood above. Further benefiting from a additional storage cupboard and a patio door which grants access to the garden.

Cloakroom

Fitted with a coloured suite comprising a low level hand flush w.c and an opaque window to the side aspect.

Bathroom

Fitted with a coloured suite comprising a bath unit with a wall mounted electric shower and a pedestal hand wash basin. Further benefiting from an opaque window to the side aspect.

Bedroom 1

12'2" x 11'10" (3.73 x 3.61)

A double bedroom with a window to the rear aspect and a night storage heater.

Bedroom 2

9'10" x 8'7" (3.02 x 2.64)

A double bedroom with a window to the rear aspect and night storage heater.

Garage

14'11" x 8'0" (4.55 x 2.46)

A single garage with an up and over door to the front aspect, benefiting from electrical connections and a window to the rear aspect.

Outside

The property enjoys a wrap around style garden with a wrought iron gated entrance leading to driveway parking. The well established garden enjoys a mixture of laid to lawn areas with a variety of well maintained hedges and a variety of flora and fauna.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

Utilities: Main electric, water and drainage

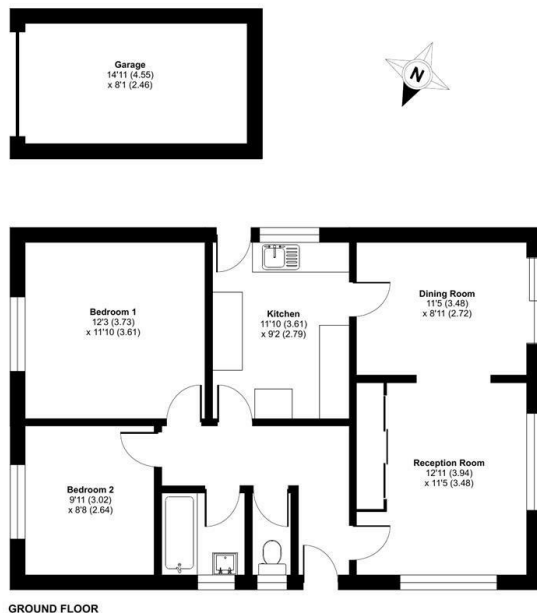
Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

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

Mobile phone coverage: For more information can be found checker.ofcom.org.uk
Seller has advised that they contribute towards the private road and footpath

Wellmead, Kilminster, Axminster, EX13

Approximate Area = 751 sq ft / 69.8 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 871 sq ft / 80.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Harris & Harris Property Services Ltd. REF: 1205113

Directions

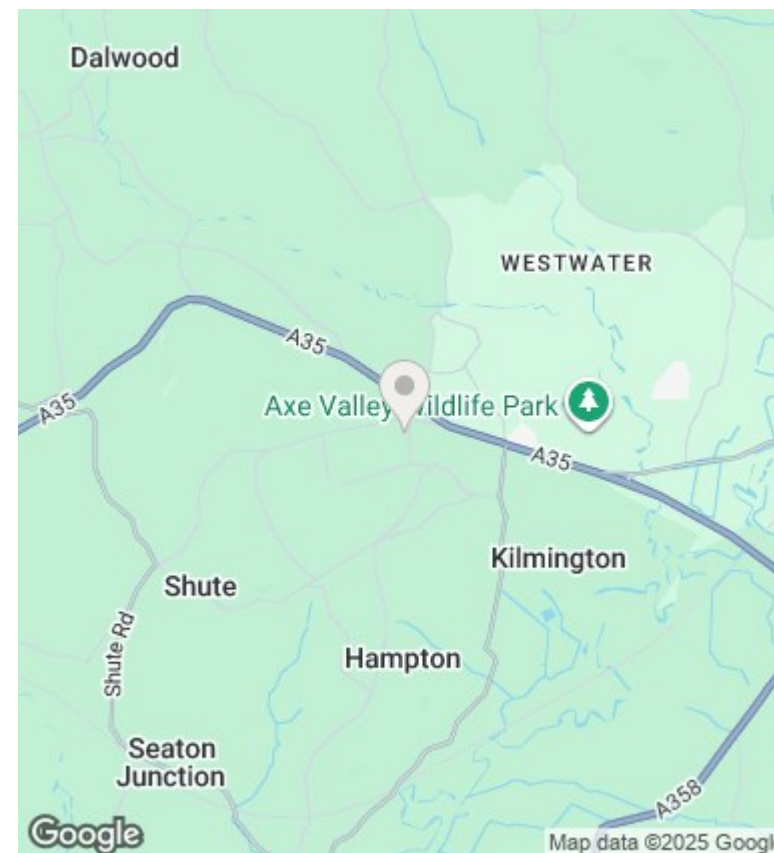
From the office head towards the A35. Turn right onto the A35 and take the second exit into Kilminster. Carry on up the hill and take the second left and turn into The Hill. Continue along the road and take the right hand junction onto Wellmead and the property will shortly be found on the right hand side.

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 