



9 Salisbury Terrace The Hill, Kilminster, Axminster, EX13 7SE

Guide Price £295,000 Freehold

- Two Bedroom Semi-Detached Cottage
- Kitchen
- Enclosed Rear Garden
- Village Location
- Bathroom
- Parking For Two Cars
- Lounge
- Master En-Suite Bedroom

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Located in the charming village of Kilmington, this delightful two-bedroom semi-detached cottage offers a perfect blend of modern living and traditional character. The property has been thoughtfully modernised throughout, ensuring that it meets the needs of contemporary life while retaining its quintessential cottage charm.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and comfort, making it an ideal space for relaxation. The cottage features two well-proportioned bedrooms, including a master ensuite, providing a private sanctuary for rest and rejuvenation. The second bedroom is equally inviting, perfect for family, guests, or even a home office.

The property boasts two bathrooms, a rare find in a cottage of this size, ensuring convenience for all occupants. The enclosed garden offers a lovely outdoor space, perfect for enjoying the fresh air or gardening.

For those with vehicles, the property includes parking for two cars, a valuable asset in this picturesque village setting.



Council Tax Band: B



Lounge

10'7" x 11'7" (3.23 x 3.54)

A cosy reception with a decorative fireplace and stairs leading to the first floor accommodation. Further benefitting from a floor to ceiling radiator.

Kitchen

10'7" x 11'8" (3.23 x 3.58)

Fitted with a range of matching wall and base units with work tops over this integrated kitchen is fitted with an eye level double oven, a four ring electric hob with an extractor hood above. Continuing round to a half fridge, slimline dishwasher and a stainless steel one and a half bowl sink and drainer. Further benefiting from a window to the rear aspect and breakfast bar.

Utility

5'6" x 8'3" (1.69 x 2.54)

Fitted with a matching wall and base units this useful utility room is fitted with a half freezer and a stainless steel sink and drainer. There is space and plumbing for two additional white goods under the work top. Further benefiting from a window to the side aspect and radiator.

Bathroom

5'3" x 7'11" (1.62 x 2.42)

Fitted with a white suite the bathroom comprises a bath unit, a hand wash basin inset above a vanity unit, a low level hand flush w.c. and a shower unit with a wall mounted main shower. Two opaque windows to the rear aspect.

Side Porch

5'0" x 12'2" (1.53 x 3.73)

A useful space perfect for muddy boots and wet coats with patio doors that grant access to the rear garden and to the side of the property.

Landing

Doors leading to the accommodation and a loft hatch.

Master Bedroom

10'8" x 11'11" (3.26 x 3.65)

A double bedroom with a window to the rear aspect enjoying views over the garden. Further benefiting from a radiator and a decorative iron fireplace.

Ensuite

5'9" x 7'9" (1.77 x 2.37)

Fitted with a white suite comprising a shower unit with a wall mounted mains shower, a hand wash basin and a low level hand flush w.c. inset into a range of vanity units. Further benefiting from a heated towel rail and an opaque window to the rear aspect.

Bedroom 2

10'7" x 9'0" (3.25 x 2.75)

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

Outside

The property enjoys a fully enclosed rear garden with a patio seating area and pathway lined by a laid to lawn garden. At the rear of the garden is a further paved patio seating area perfect for summer evenings and BBQs.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: B

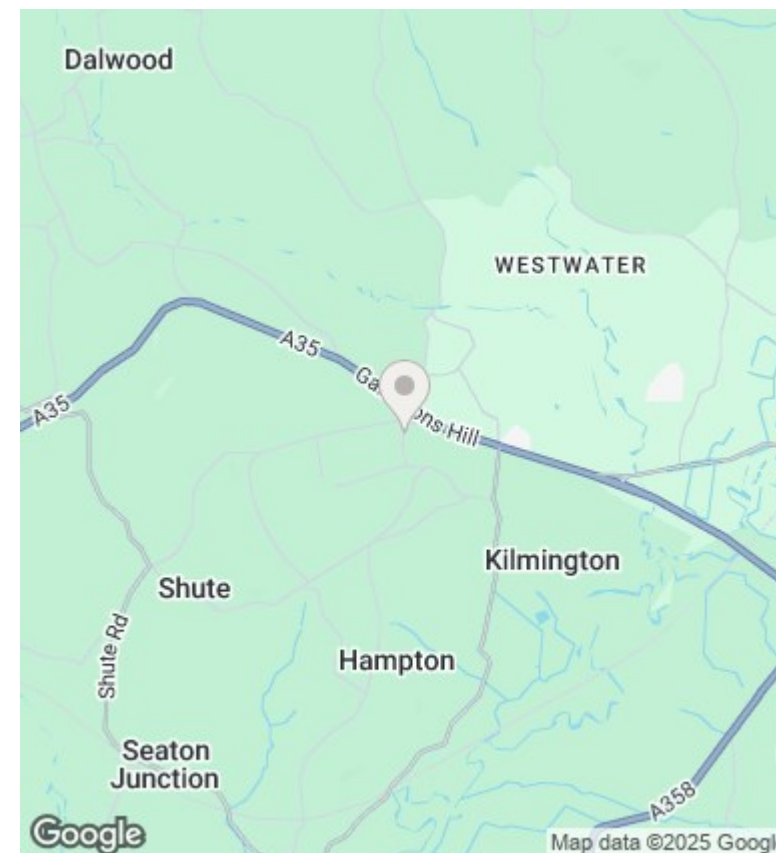
Utilities: Main electric, water and drainage. Oil fired central heating.

Broadband: Full fibre broadband is available to order. Please visit openreach.com for more information

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

Rights of Way: Shared access along the side of the property with number 8.

Flooding: Very low risk from flooding rivers and sea. Very low risk from flooding from surface water



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		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC