



**Rose Cottage, Ham, Axminster EX13 7HL**



**welcome to**

## **Rose Cottage, Ham, Axminster**

Idyllic home set in a peaceful hamlet within the black down hills (AONB) the home is truly positioned to enjoy the views, and offers a beautiful mature garden to enjoy the peaceful surroundings!

### **Living Room**

20' 5" x 11' 4" ( 6.22m x 3.45m )

Dual aspect room with uPVC double glazed window to the front and rear, fitted carpet, wall lights, television point, exposed ceiling beams and woodburning stove.

### **Dining Room**

15' 6" x 12' 6" ( 4.72m x 3.81m )

Dual aspect room with uPVC double glazed windows to the front and rear. Oil fired boiler, wall lights, fitted carpet and stairs rising to the first floor.

### **Kitchen**

13' x 8' 10" ( 3.96m x 2.69m )

Fitted kitchen comprising wall and base units with adjoining work surfaces, one and a half bowl sink and drainer unit, electric oven and hob with cookerhood over, tiled floor and radiator. uPVC double glazed window to the front aspect and uPVC door out to the rear garden.

### **Utility Room**

7' 5" x 5' 1" ( 2.26m x 1.55m )

With space and plumbing for washing machine, fitted carpet and opaque double glazed window.

### **Conservatory**

22' 8" x 7' 10" ( 6.91m x 2.39m )

Of uPVC double glazed construction, tiled floor.

### **Landing**

With stairs rising from the dining room. Fitted carpet, loft access and double glazed window to the rear aspect.

### **Bedroom One**

10' 11" x 9' 9" ( 3.33m x 2.97m )

With uPVC double glazed window to the front

aspect, fitted carpet and radiator.

### **Bedroom Two**

13' 2" x 9' 1" ( 4.01m x 2.77m )

Dual aspect room with uPVC double glazed window to the front and rear, fitted carpet, radiator and loft access.

### **Bedroom Three**

13' 10" x 7' 2" ( 4.22m x 2.18m )

With two uPVC double glazed windows to the front aspect, fitted carpet, television point and radiator.

### **Bedroom Four**

10' 6" x 8' ( 3.20m x 2.44m )

With uPVC double glazed window to the front aspect, fitted carpet and radiator.

### **Bathroom**

Suite comprising walk in shower cubicle, WC and pedestal wash hand basin. Full tiling to the walls, radiator and opaque double glazed window.

### **Outside**

The property is set within attractive grounds with a variety of shrubs and plants throughout. To the front, the gardens are predominantly laid to lawn with a driveway providing parking for approximately 3 vehicles. Leading around to the side and rear, the gardens are mainly laid to lawn with areas of patio, ideal for al-fresco dining and relaxing, as well as a number of timber sheds and a large greenhouse.





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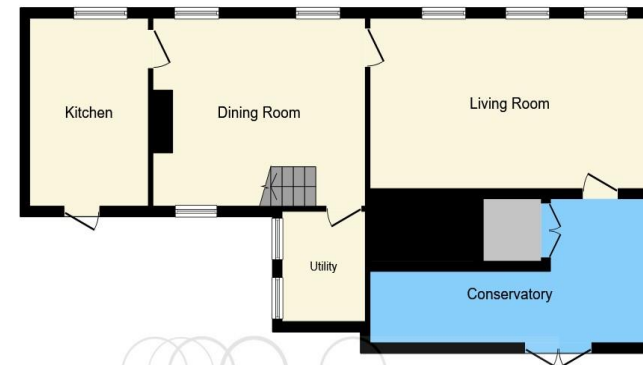
welcome to

## Rose Cottage, Ham, Axminster

- COUNCIL TAX BAND = E
- PRETTY MATURE GARDENS
- BEAUTIFUL IDYLIC LOCATION
- FOUR GOOD SIZED BEDROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: E

**£550,000**



Ground Floor



First Floor

Total floor area 128.7 sq.m. (1,386 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
AXM104419 - 0004

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