



Old Mill



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, Dulford, EX15 2ED

Kentisbeare 1.8 miles Honiton 7.3 miles

Spacious converted mill with garage, garden and amenity area

- Three storeys
- Quality kitchen
- Mill leat
- Freehold
- Three double bedrooms
- Sitting room with woodburner
- Large amenity area
- Council tax band E

Guide Price £300,000

Located in the charming hamlet of Dulford along the A373, this property was converted in the early 1980s from a former mill, this three-storey home is rich in character, featuring exposed beams, brickwork, and a leat flowing through the rear garden.

The ground floor, accessible via external steps, opens into a porch with a WC and a semi-open-plan kitchen and sitting room. The rear kitchen includes modern units, a central island with an electric hob, and downdraft extractor. The sitting room, with double aspect windows, is centered around a wood burner.

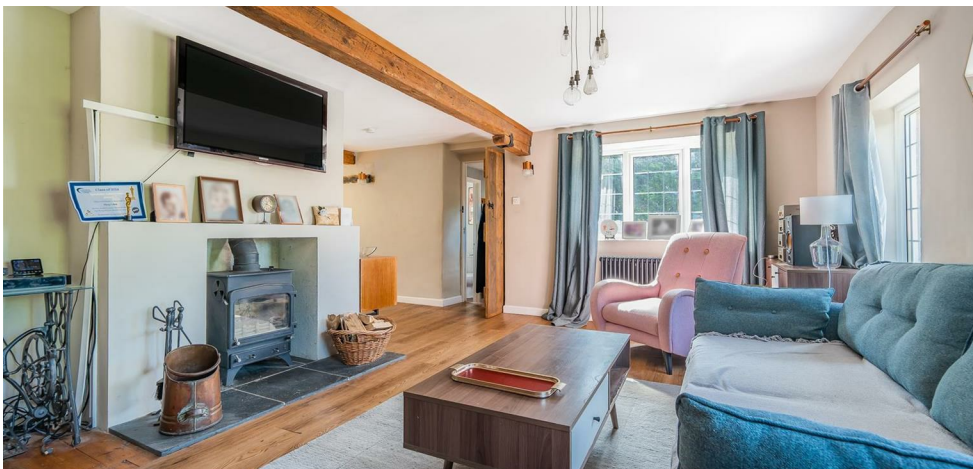
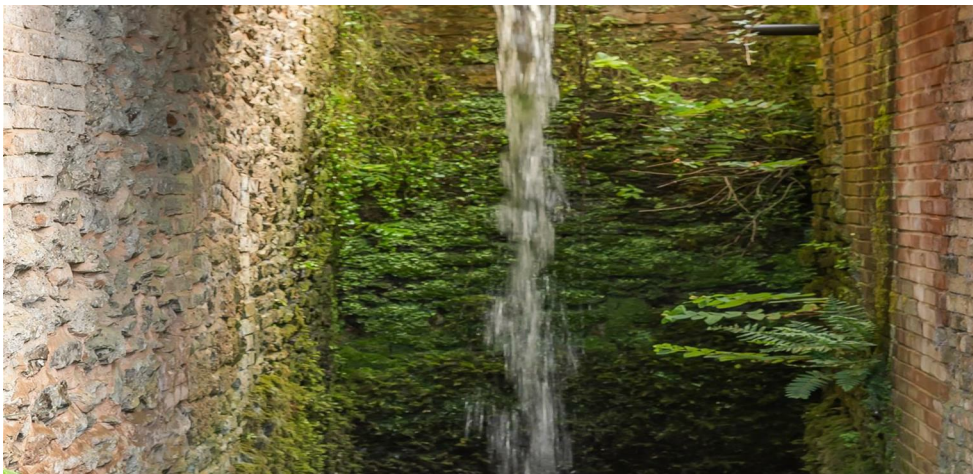
GARDEN - Steps lead past the leat to a lawned area, bordered by tall hedging. A deck provides a perfect sunspot. Across the road is a 0.14-acre (550 sqm) garden/amenity area.

SERVICES - Mains water, electricity, drainage, and oil-fired central heating. Broadband speeds up to 15 Mbps. Mobile signal is strongest with Three and Vodafone; EE and O2 may be limited (Ofcom). EPC D





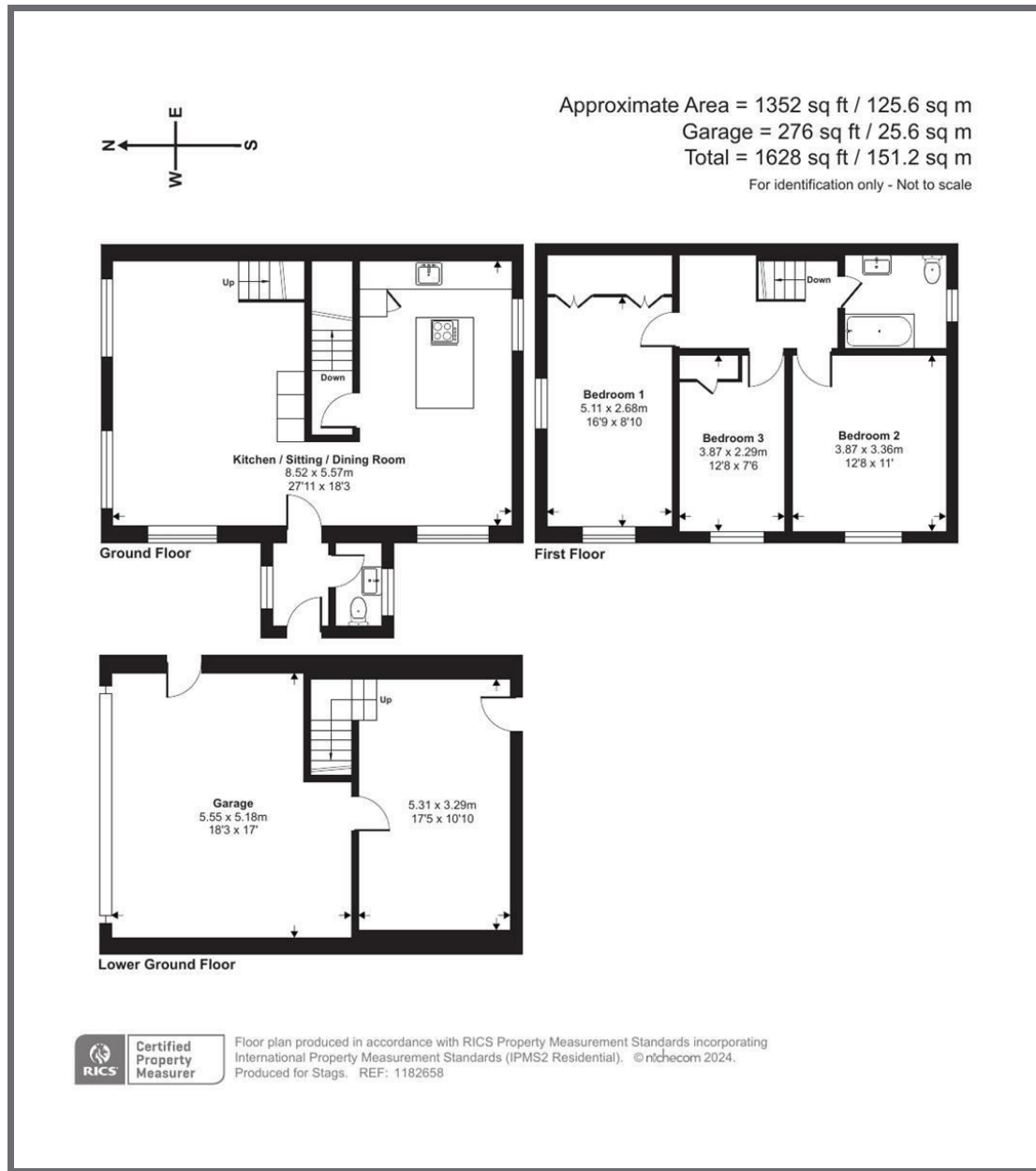
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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