



Triphylla Cottage



Membury, Axminster, EX13 7AF

- Requires Modernisation
- Three Reception Rooms
- Driveway & Parking
- No Onward Chain
- Freehold
- Stone cottage
- Planning Granted For Extension
- Double Garage
- Large 0.29 Acre Plot
- Council Tax Band B

Situated in the heart of Membury, a welcoming village with a primary school, church and hall within walking distance, this property enjoys the beauty of the Blackdown Hills National Landscape. Countryside walks are on the doorstep, while Axminster station, shops and supermarkets are just 10 minutes away. The Jurassic Coast, including Sidmouth, Beer and Lyme Regis, is easily reached by car.

Outside, gardens of nearly one-third acre wrap around the property, with lawns, patio, mature borders, greenhouse, store and double garage. Parking for several vehicles is via a shared private drive.

Services: Mains water, electric and drainage. Oil fired central heating with a modern double bunded oil tank. Mobile signal is variable outside with selected networks, up to superfast broadband is available via Openreach (information via Ofcom). PV Panels with higher rate FIT of approx. £600-£1000 per year.

A large, bright living room with a red carpet. On the right wall is a large stone fireplace with a dark wood mantel and a black metal stove. To the left of the fireplace is a tall wooden display cabinet. The left wall features a large set of white-framed glass doors leading outside, flanked by windows with light-colored curtains. A small painting hangs on the wall between the doors and the fireplace. The ceiling is white with a central light fixture.





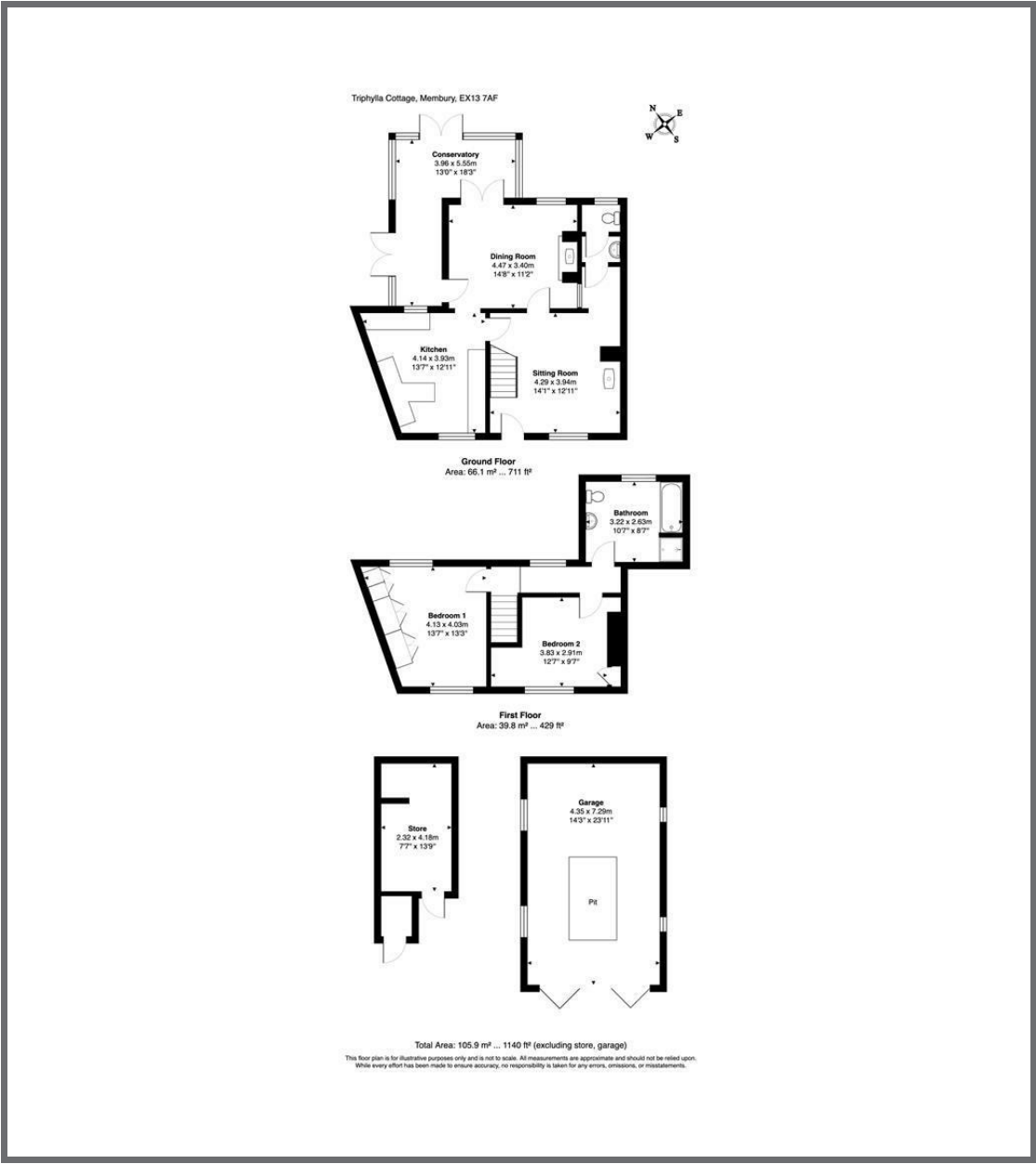
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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