

FORTNAM SMITH & BANWELL



DETACHED BUNGALOW

LEVEL MATURE GARDENS

GARAGE & PARKING

TWO DOUBLE BEDROOMS

FAR REACHING COUNTRYSIDE VIEWS

OIL C/H & D/G



Cuckoo Cottage, Trinity Hill Road, Axminster, Devon, EX13 5SS

£475,000

A well maintained two bedroom 1930's bungalow situated on Trinity Hill benefits from a large mature garden and far reaching views across The Axe Valley.



This charming two bedroom bungalow is situated in a picturesque location close to the hundreds of acres of forest managed by the Forestry Commission as well as the heathland of Trinity Hill Common that is a designated Area of Outstanding Natural Beauty. The bungalow has been well maintained and improved under the current ownership with a new roof and oil heating system. Enjoying far reaching views across the Axe Valley the accommodation briefly comprises: Lounge with bay window. Two double bedrooms both benefitting from built in wardrobes. Kitchen/Diner. Separate Utility room. Conservatory with countryside views. The front garden houses a garage with pedestrian gates on either side, the large rear garden is a particular feature and enclosed by timber fencing, housing a variety of trees, shrubs and raised planting beds creates a lovely setting to sit and enjoy al fresco dining on the patio.

The market town of Axminster lies close by which has a variety of shops and supermarkets with its mainline railway connections to Exeter and London (Waterloo). The M5 and Exeter airport are both within easy reach. Nearby lies the coastal town of Lyme Regis which is famed for its many historic connections and character buildings, and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require, in addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club.



The accommodation, with approximate measurements, comprises:

Front door to:

Entrance Hall

Loft hatch to room with 2 Velux windows. Radiator.

Lounge 12' 0" x 13' 6" (3.65m x 4.11m)

UPVC Bay window looking over front garden and UPVC window. Woodburning stove. Tv point. Radiator. TV point.

Bedroom 2 12' 0" x 12' 0" (3.65m x 3.65m)

UPVC Bay window looking onto front garden. Three double wardrobes. Radiator.

Bedroom 1 16' 1" x 10' 1" MAX (4.90m x 3.07m)

Two double wardrobes. UPVC window with countryside views across the Axe valley. Two radiators.

Family Bathroom

White tiled suite comprising: Shower cubicle with glass screen and electric shower attachment. WC. Heated towel rail. Wash hand basin. Obscured window.

Dining Room 10' 0" x 13' 6" (3.05m x 4.11m)

UPVC window. Radiator. Cupboard housing consumer unit.

Kitchen 7' 10" x 13' 6" (2.39m x 4.11m)

Kitchen fitted with a range of wood units comprising base cupboards and drawers, matching wall cupboards. Built in oven. Electric induction hob. Laminate worktops with inset sink and drainer. Walk in larder cupboard. Appliance

space for fridge. Tiled splashbacks. Laminate flooring.

Utility room 6' 8" x 7' 4" (2.03m x 2.23m)

Appliance space for washing machine and freezer. UPVC window and door overlooking rear garden. Tiled surrounds. Radiator.

Conservatory 13' 10" x 9' 6" (4.21m x 2.89m)

UPVC windows and French doors to rear garden. Countryside views over the Axe Valley. TV point. Radiator. Tiled flooring.

Front garden

Enclosed by timber fencing and mainly laid to lawn with shrub bed borders and mature trees. Gravel driveway with parking for 3 vehicles. External garage with electric. Pedestrian gates leading down both sides of the property.

Rear Garden

A large rear garden is mainly laid to lawn enclosed by timber fencing with a variety of shrubs, flower beds and trees accompanying the far reaching countryside views. A store shed, greenhouse, allotment area and paved patio complete the garden.

Services

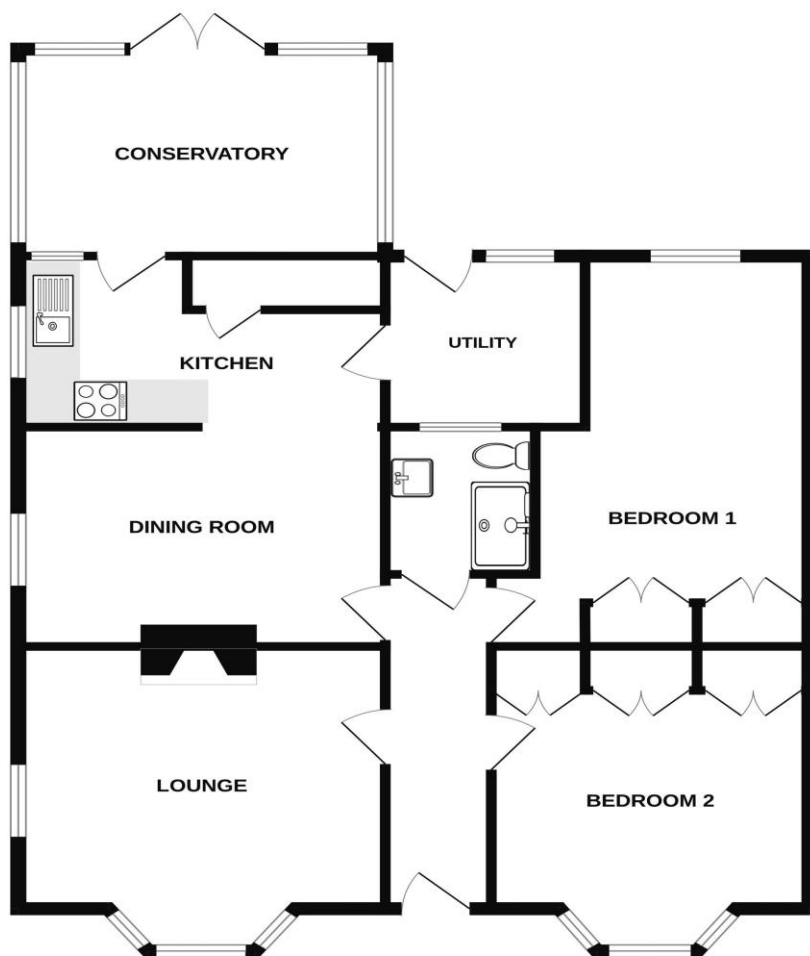
Mains water, electric and drainage.

Oil heating.

EPC Rating F.

Tax Band D.

GROUND FLOOR



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