

FORTNAM SMITH & BANWELL



MODERN FAMILY HOME

2 FURTHER DOUBLE BEDROOMS

VILLAGE LOCATION

MAIN BEDROOM WITH ENSUITE

COUNTRYSIDE VIEWS

ENCLOSED GARDEN



Silverwood, Whitford Road, Musbury, Axminster, Devon, EX13 7AP

Guide Price £399,000

A modern three/four bedroom detached family home, pleasantly situated on the edge of the village with lovely countryside views over the Axe Valley.



One of two detached family homes built in 2018 by a local builder. Situated on the edge of this popular East Devon village, Silverwood is a light and bright property with large windows making the most of the view of the surrounding countryside. The accommodation briefly comprises: Entrance hall, lounge opening to the garden, a generous kitchen/dining room, cloakroom and utility room. On the first floor is the main bedroom with ensuite and walk in wardrobe, two further bedrooms and a family bathroom. The accommodation has double glazed windows, gas central heating and solar panels. Outside there is an enclosed private garden and driveway parking for 2 cars.

The pretty East Devon village of Musbury sits in an area of Outstanding Natural Beauty between the market town of Axminster and the coast. There is access to lovely local countryside walks and the East Devon way. The village has a active community with a local pub, village hall, garage housing the post office and store and a popular primary school. The village lies approximately 2 miles from Axminster with its mainline rail connection to Exeter and London Waterloo. The popular seaside resort of Lyme Regis on the glorious Jurassic Coast with iconic Cobb Harbour and wonderful beaches lies approximately 7 miles distant.



Front door with glazed panels opening to:

Entrance Hall

A light entrance hall with front facing floor to ceiling windows. Angled staircase with understairs cupboard and storage recess. Radiator. Shaker style wood doors open to the ground floor accommodation.

Cloakroom

Fitted with a white contemporary style suite comprising w.c and pedestal wash hand basin. Half tiled walls. Obscured double glazed window. Radiator and extractor fan.

Lounge 15' 3" x 16' 3" (4.64m x 4.95m)

Double glazed French doors and picture windows look out over the rear garden with countryside views beyond. Laminate Oak flooring. Two radiators. Fitted shelves. Double doors open to:

Kitchen/Dining room 26' 1" x 9' 9" (7.94m x 2.97m)

Double aspect with double glazed windows to the front and rear. Fitted with a contemporary range of gloss white units comprising base cupboards, drawers, larder and wall cupboards. Island with breakfast bar and additional units. Dark coloured work tops with spotlights above, inset electric induction hob with an extractor hood above. One and a half bowl stainless steel sink and drawer with mixer tap. Built in electric double oven and appliance space for a dishwasher and fridge freezer. Radiator. Laminate Oak flooring.

Utility room 6' 8" x 5' 2" (2.03m x 1.57m)

Worktop with white base cupboard below. Space for washing machine and tumble dryer. Double glazed window. Wall mounted gas combi boiler. Radiator.

First Floor Landing

Radiator. Access to roof space that has been boarded for extra storage.

Bedroom 1 14' 1" x 9' 10" (4.29m x 2.99m)

A double ensuite main bedroom with double glazed windows enjoying excellent views through the Axe Valley. Radiator. Opening to walk in wardrobe/study (4'2" x 7'1") with double glazed rear facing window with countryside views.

En-suite

Fitted white suite with a large enclosed tiled shower with wall mounted attachments and rainfall shower head. WC and wash basin with vanity unit below. Heated towel rail and extractor fan.

Bedroom 2 9' 3" x 11' 3" (2.82m x 3.43m)

A double bedroom with a front facing double glazed window with countryside views. Radiator.

Bedroom 3 10' 11" x 10' 3" (3.32m x 3.12m)

Rear facing double glazed window with countryside views. Radiator.

Family Bathroom

Modern white suite comprising bath with shower and glazed screen, WC and wash basin. Part tiled walls. Heated towel rail. Extractor fan. Obscured double glazed window.

Outside

A shared brickpaved driveway from the lane leads to Silverwood. Parking for 2 cars with flower/shrub border. Patio and gate leads to the rear garden. Enclosed by original stone wall and backing onto open fields the level rear garden comprises lawn, paved patio and gravelled play area. A raised timber deck looks over the neighbouring farmland and provides a ideal spot for evening drinks or a bbq. Wood store.

Agents Notes

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are provided for guidance only.

29/02, 9:44 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Silverwood Whiteford Road Mildenhay AXMINSTER EX13 7AP	Energy rating B	Valid until: 11 June 2028 Certificate number: 9428-7035-7396-5588-4974
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Property type: Detached house

Total floor area: 105 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

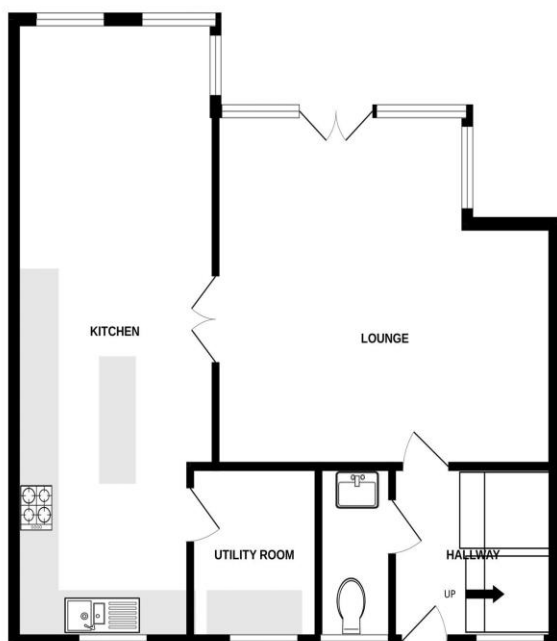
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

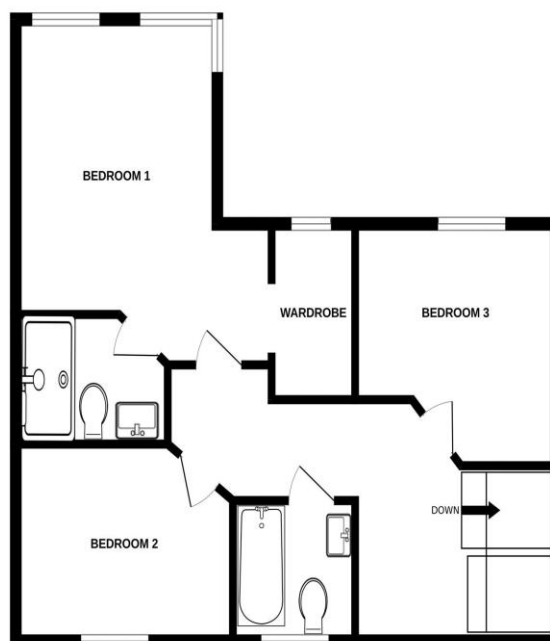
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	←	←
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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