



4, Newtons Orchard, Kilmington,

A four bedroom family home in Kilmington, with local amenities close by.

Per Month
£1,495 Per Month

**Symonds
& Sampson**

ESTABLISHED 1858

4, Newtons Orchard, , Kilmington, , EX13 7UG

- Detached house
- Four bedrooms
- Two bathrooms
- Enclosed garden
- Double garage
 - Parking

Viewing strictly by appointment
Symonds & Sampson
01308 422092





A four bedroom detached family home in the village of Kilmington, with local amenities close by.

Council Tax Band - D
EPC Band - E

The spacious property comprises of entrance hall, sitting room, dining area, large kitchen breakfast area, utility, cloakroom, family bathroom and master has en-suite.

Outside is an enclosed garden and double garage with parking to the front of the property for two cars.

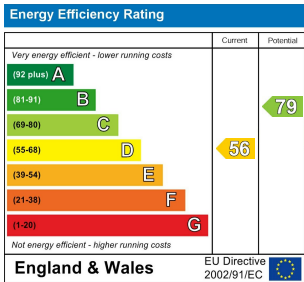
The rent is exclusive of all utility bills including council tax, oil, electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely. There is a very low risk of flooding as stated by the GOV.UK website. The property has oil central heating and is let unfurnished.

Available immediately for an initial 12 month tenancy
Rent - £1495 per calendar month / £345 per week
Holding Deposit - £345
Security Deposit - £1725



Directions

Leaving Axminster on A35 towards Honiton, turn left at Kilmington into Shute Road, then turn immediate left into George Lane, follow the road and turn right into Newtons Orchard, the house can be found on the left hand side.



Office/Neg/date



01308 422092
Symonds & Sampson LLP
23 South Street
Bridport
Dorset
DT6 3NU
bridport@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

