

A semi-detached property in the sight after village of Hawkchurch. The image shows a two-story house with a light-colored stucco finish and a dark tiled roof. The house has a prominent bay window on the ground floor and several dormer windows on the upper floor. A blue door is visible on the right side of the house. The property is situated in a residential area with a paved road and a fence in the background.

Pilgrims, Hawkchurch, Axminster, Devon

A semi-detached property in the sight after village of Hawkchurch.

Per Month

£1,100 Per Month

**Symonds
& Sampson**

ESTABLISHED 1858

Pilgrims, Hawkchurch, Axminster, Devon, EX13 5XW

- Two bedroom house
- Open plan living & two double bedrooms
 - Located in attractive village
 - Enclosed rear garden
 - Private off road parking
 - Local village shop

Viewing strictly by appointment
Symonds & Sampson
01308 422092





A delightful two bedroom house in the sought after village of Hawkchurch, with its local village shop and Public House.

The house looks out to the village church and has an enclosed garden with rear access to the parking space.

The property is available immediately.

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

Rent - £1100 per calendar month / £253per week
Holding Deposit - £253
Security Deposit £1269
Council Tax Band - C
EPC Band - D

Outside

To the front of Pilgrims is paved front garden with a low stone wall and outside light. The rear garden has mature borders and a paved seating area with pergola. The back gate opens onto a parking area that provides off-road parking for one/two vehicle.

Situation

Constructed during the 1980s this recently renovated cottage style property is one of only a pair, centrally located within a pretty village setting opposite the church. There is a small entrance hallway with stairs leading up to the first floor and a glazed panel door through to the impressive kitchen/living room. The remodelled ground floor accommodation consist of a delightful dual aspect with bi fold doors leading from the living area out to the garden. The kitchen features a good range of cream gloss fronted units with wooden work surfacing and a range of integrated appliances. Plumbing for a washing machine has been moved to the understairs cupboard.



To the first floor are the two double bedrooms and bathroom featuring floor to ceiling tiling, vanity unit and rain water shower over the bath. The property is heated by a modern electric radiator system and also has double glazed windows throughout.

Set within this pretty East Devon village, Pilgrims is close to all local amenities and ideally placed for enjoying the surrounding countryside, with its excellent walks. Hawkchurch offers a pub, church, primary school, sports facilities, a community run shop and a number of thriving clubs and societies. The Hawkchurch Spa with its restaurant, bar, spa and gym facilities is also just over a mile away.

The property is situated four miles from the market town of Axminster, with its range of shops, cafes and restaurants including River Cottage, schools, leisure centre and swimming pool. Axminster also has direct trains to London Waterloo and Exeter. The Jurassic Coast and picturesque World Heritage Coastal resort of Lyme Regis lies approximately seven miles to the south. The A35 is four

miles away and gives fast access to
Bridport/West Bay to the East and
Honiton/Exeter to the West.

Directions

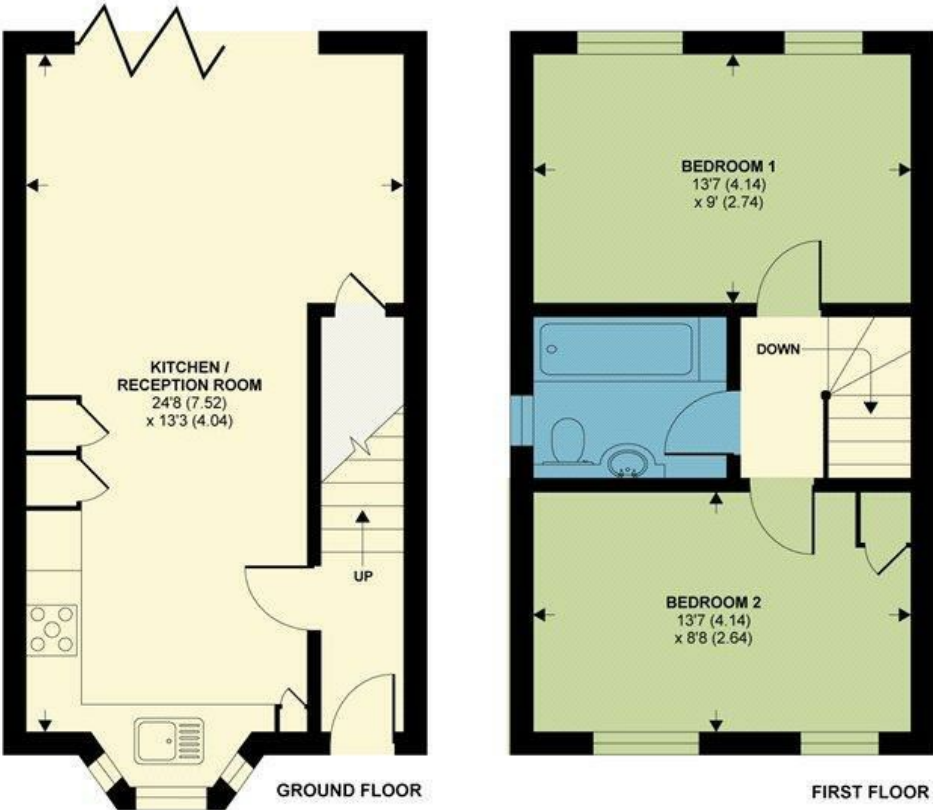
Proceed out of Axminster along the Lyme Road and at the junction turn left onto the A35. On reaching Raymonds Hill turn left onto the Crewkerne Road and continue along this road for 2.5 miles. After a distance turn left (signposted Hawkchurch) and continue along this road taking another left at the junction. On entering the village proceed past the primary school where the property can be found after a short distance on your left hand side

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Office/Neg/date

Pilgrims, Hawkchurch, Axminster, EX13 5XW

APPROX. GROSS INTERNAL FLOOR AREA 670 SQ FT 62.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Symonds & Sampson REF : 557094



**Symonds
& Sampson**
ESTABLISHED 1858

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.

