

A large, two-story stone house with a slate roof and a lush garden. The house features several windows with white frames and brick surrounds. A paved driveway leads to the left, and a well-maintained garden with various plants and flowers is in the foreground. The sky is blue with scattered white clouds.

Symonds
& Sampson

Beckside

Silver Street, Kilmington, Axminster, Devon

Beckside

Silver Street
Kilmington
Axminster
Devon EX13 7SN

An opportunity to acquire a traditional 18th century mid terraced stone cottage set in an idyllic street scene with open views over the surrounding countryside



- Enclosed rear garden
- Oil central heating
 - Double glazing
- Parking for one car

Guide Price £315,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



ACCOMODATION

The property is approached through a double-glazed entrance porch that leads to the sitting room which includes a wood burning stove and a door leading into the kitchen which has a range of base and wall units with worktops over together with space for electrical appliances. There is also direct access through a stable door to the rear garden. Step up into the shower room which has a modern low level W/C with a built in wash hand basin. The first floor accommodation consists of two double bedrooms both with built in or fitted wardrobes.

OUTSIDE

The enclosed garden which lies to the rear of the house is bordered by a hedge to the top, chain link and panel fencing to the side. There is a gate between the neighbours property to allow access. To the front of the property is a gravelled drive with parking for one vehicle.

SITUATION

Silver Street is made up of individual cottages and is set on the outskirts of the village. Kilmington provides a primary school, village hall, church, excellent local farm shop, two Inns, garage and playing field. For additional information on Kilmington visit the website www.kilmingtonvillage.com. Axminster (2 miles) is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter.

SERVICES

Mains Water, drainage, and Electricity. Oil Central Heating.

Broadband: Superfast available

Mobile coverage: Limited indoors, likely outdoors. Source- Ofcom.org

Local authority: East Devon District Council, Honiton, Devon. Council Tax Band C

MATERIAL INFORMATION

The vendor will be buying on once a purchaser has been found.

Viewings are strictly by appointment.

DIRECTIONS

What3words:

<https://w3w.co/imparts.nerves.vintages>



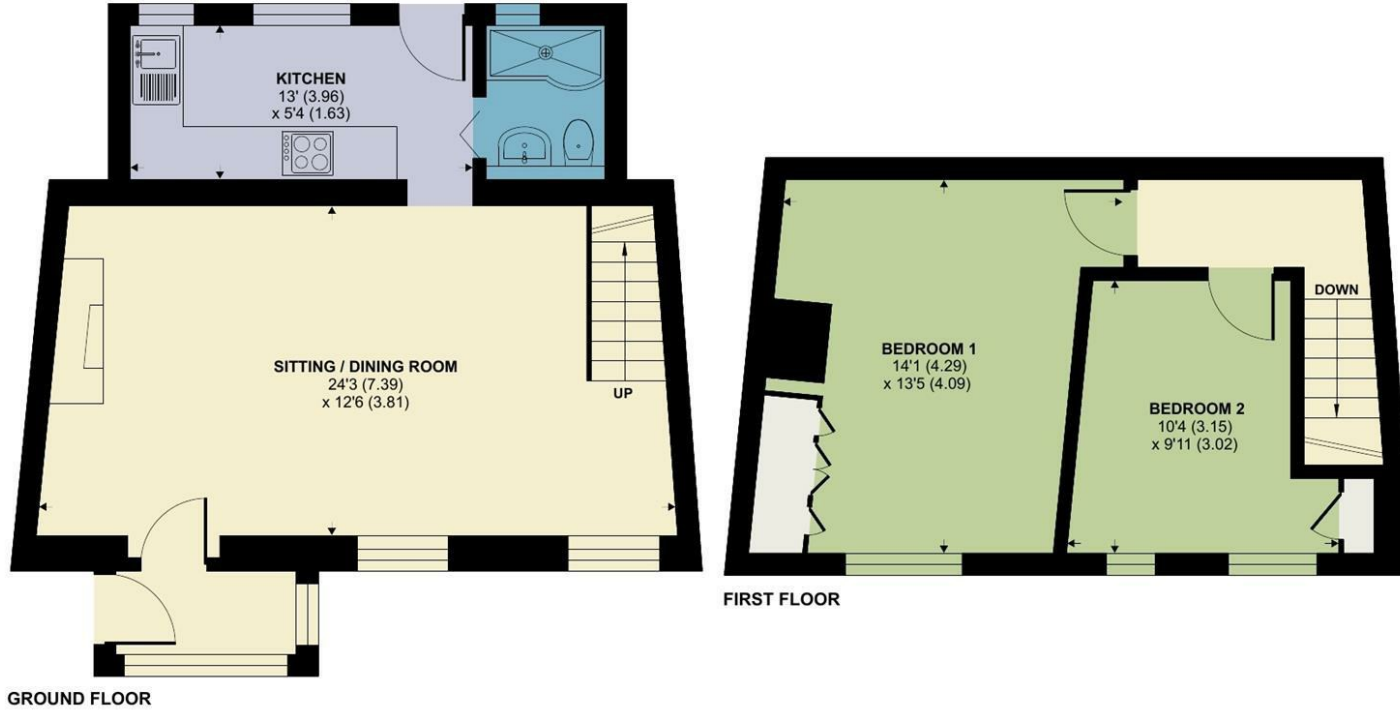


Energy Efficiency Rating		Score	Target
2022 energy AP1000 - color coding only			
2022 energy AP1000 - color coding only	A	77	
2022 energy AP1000 - color coding only	B		
2022 energy AP1000 - color coding only	C		
2022 energy AP1000 - color coding only	D		
2022 energy AP1000 - color coding only	E		
2022 energy AP1000 - color coding only	F		
2022 energy AP1000 - color coding only	G		
2022 energy AP1000 - color coding only		33	
England & Wales		EU Directive 2002/91/EC	

Silver Street, Kilmington, Axminster

Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1177456



Axm/AC/23.8.24



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