



Symonds
& Sampson

1 Rising Sun

Dalwood, Axminster, Devon

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Dalwood
Axminster
Devon EX13 7EF

A great family home that offers generous accommodation, stunning countryside views to the front aspect in a much sought after village location.



- Semi detached house
- Oil central heating & solar panels
- Enclosed rear garden
- Ample off road parking
 - Village location

Guide Price £360,000
Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

1 Rising Sun is welcomed to the market following an extensive range of improvements made by the current owners over the past seven years. These included a substantial ground floor extension which offers an additional reception room with bathroom and has great potential for buyers looking for a ground floor bedroom/annexe style accommodation. Other significant improvements include a modern fitted kitchen, replacement oil boiler and the addition of solar panels to name a few.

ACCOMMODATION

This traditionally constructed semi detached house lies just off the centre of Dalwood village and is accessed via a driveway from the lane side. The house features a dual aspect sitting room with woodburning stove, well-appointed modern kitchen supplied by Wren Kitchens featuring a wide range of units, breakfast bar and integrated fridge/freezer. Space provided for additional appliances. Beyond the kitchen lies the single storey extension, completed in 2020. This multi purpose space features its own separate access, large laundry cupboard and contemporary shower room. The main reception space could be utilised in many ways including a downstairs bedroom, annexe area or as an additional living room. To the first floor are three bedrooms (2 doubles and 1 single), along with a family bathroom.

OUTSIDE

A driveway provides space for numerous cars, with the remainder of the garden laid to lawn, set behind wooden fencing with the front enjoying views towards open countryside. The rear garden has a timber summerhouse and a westerly aspect to enjoy the evening sun with two seating areas and a tiered lawned garden. Gated side access.

SITUATION

The picturesque village of Dalwood which has a well-regarded public house, The Tuckers Arms, a village shop, hall and church. Dalwood has good access to Axminster (about 5 miles west) and Honiton to the East, both offer good shopping facilities, and mainline railway stations on the Waterloo line. The coast at Lyme Regis or Sidmouth is also within easy reach. The Village lies between two ridges of the Blackdown Hills and has been designated an Area of Outstanding Natural Beauty since 1991. The scenery, wildlife, geology, and heritage make this a wonderful place to visit and explore.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Client owned solar panels with feed in tariff.
Broadband : Standard available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Tel : 01404 515616
Council Tax Band C

MATERIAL INFORMATION

Viewings are strictly by appointment. Please note the oak tree situated in the front garden has a tree preservation order.



Rising Sun, Dalwood, Axminster

Approximate Area = 1249 sq ft / 116 sq m

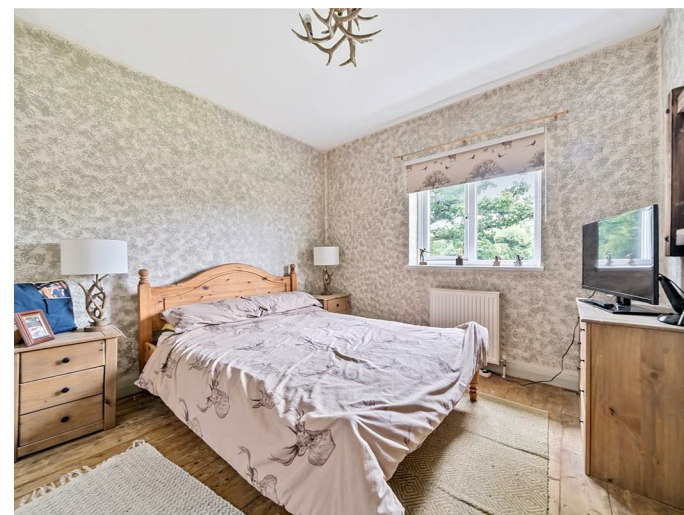
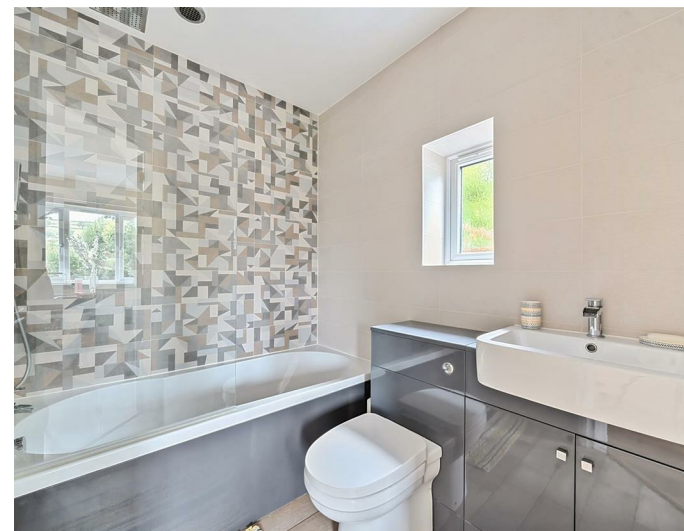
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Energy Efficiency Rating		
Current Rating	Current Score	Potential Score
A	92-100	92-100
B	81-91	81-91
C	69-80	69-80
D	55-68	55-68
E	39-54	39-54
F	29-38	29-38
G	13-28	13-28
Not energy efficient - higher rating needed		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1181850



Axm/RS/12.9.24



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