



Symonds
& Sampson

8 Salisbury Terrace

The Hill, Kilmington, Axminster, Devon

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The Hill
Kilminster
Axminster
Devon EX13 7SE

Delightful period semi detached cottage with additional loft room, parking and attractive garden. Central village location and no onward chain.



- Well regarded village
- Period cottage with parking
 - Well presented
- Good size utility room
 - Pretty garden

Guide Price £275,000

Freehold

Axminster Sales
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THE PROPERTY

The property forms part of an attractive street scene in the ever popular East Devon village of Kilmington. The cottage enjoys an attractive stone faced facade with brick detailing and unlike many properties in this area it includes off road parking suitable for one vehicle. The cottage has been decorated in neutral colours and offers the feeling of space with good ceiling heights and large windows. The owners have recently had extensive damp proof work completed on the gable and front elevation as well as upgrading the heating to programable electric radiators. From the second floor bedroom there are enjoyable views over the village and the countryside beyond. Extensive double glazed windows and doors throughout.

ACCOMMODATION

To the front of the property is a spacious sitting room with a wood burner and staircase rising to the first floor accommodation . To the rear is a well-proportioned kitchen/dining room fitted with a wide range of units, space for appliances and matching breakfast bar. A step drops down into a generous utility room offering further storage and space for appliances. This room leads out onto the garden and is an ideal place for muddy boots after spending time in the garden or out exploring the surrounding countryside. To the first floor are two bedrooms (one double & one single) and a family bathroom featuring a

white suite and a separate shower cubicle. The second floor bedroom has been well designed with plenty of built in storage.

OUTSIDE

To the front elevation is a single car parking area, mature shrubs and pathway leading down to the front of the property. Side access to the cottage gardens where you will find a patio seating area, outside tap, electricity sockets and wood store. Gated lawned garden with herbaceous borders, garden shed and decked seating area to the rear boundary.

SITUATION

The renowned East Devon Village of Kilmington provides an excellent selection of local amenities including a primary school, church, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and nearby public inn. Axminster (2 miles) is a country town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including two supermarkets, schools, churches and a main line railway station on the Exeter to Waterloo line. The beautiful Axe Valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles.

DIRECTIONS

What3words
///nagging.twists.thrashing

SERVICES

Mains electric, water and drainage.
Broadband : Superfast available
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band B

MATERIAL FACTS

The side passage is owned by Number 8, and Number 9 has right of access to the rear of their property.



Energy Efficiency Rating	
Current	Potential
86	86
<small> 92-100 A+ Very energy efficient 81-91 A 69-80 B 55-68 C 49-54 D 35-48 E 2-34 F 1-2 G Not energy efficient - Higher energy costs </small>	
<small> England & Wales EU Directive 2002/91/EC </small>	

Salisbury Terrace, The Hill, Kilmington, Axminster

Approximate Area = 805 sq ft / 74.7 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). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1195624



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