



Symonds  
& Sampson

# 7 Salisbury Terrace

The Hill, Kilminster, Axminster, Devon



# 7 Salisbury Terrace

The Hill  
Kilmington  
Axminster  
Devon EX13 7SE

Well presented two bedroom semi detached period cottage with attractive gardens set in a central village location with the benefit of no onward chain.



- Stone built cottage
- Two reception rooms
- Extensive double glazed windows
- LPG gas fired central heating system
  - Modern fitted kitchen
  - First floor shower room
- Scope for further improvement

Guide Price £225,000

Freehold

Axminster Sales  
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[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

The property forms part of an attractive street scene in the ever popular East Devon village of Kilminster. The cottage enjoys an attractive stone faced facade with brick detailing under a slate tiled roof. The cottage has been in the same family's ownership and is welcomed to the market for the first time in close to a century. In more recent times there have been a number of improvements including replacement double glazed windows and doors, a modern kitchen refurbishment and contemporary shower room. Despite these improvements the property would benefit from some general updating.

## ACCOMMODATION

To the front elevation is a sitting room with LPG gas fire and back boiler which provides domestic heating via a central heating system. There is a large dining room with staircase rising to the first floor landing and a step that leads down to a modern fitted kitchen, comprising of gloss fronted cream units, fitted cooker hood and freestanding electric oven. A lean-to style utility room with a single skin, brick elevations and double glazed frame provides additional storage and space for white goods. To the first floor are two well proportioned bedrooms and a smart remodelled shower room which is accessed via the second bedroom. The sellers have advised us that the original hallway between the second bedroom and shower room was removed to create a larger room. This could be reinstated to provide privacy to both the bedroom and shower room again. Of note is the pleasant views from the rear of the cottage.

## OUTSIDE

To the front of the cottage is a part walled lawned garden with pathway running alongside the house to the front elevation which continues to the rear of the property. There is a possibility that the front garden could be used as off street parking, subject to Local Authority approval. At the rear, there is a most attractive enclosed lawned garden with mature shrubs and a small brick built tool store and outside WC. The garden can be accessed from the house via the utility.

## SITUATION

The renowned East Devon village of Kilminster 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  
///organic.never.outgrown

## 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 INFORMATION

1. The property is located in flood zone 1, an area with a low probability of flooding.
2. The pathway to the side of the cottage is owned by number 7 with the terrace to left having a right of access.
3. There is an area of damp in the sitting room on the gable wall and dividing wall between the living room and dining room. Our clients have had this assessed by a damp specialist with an approximate cost of £2848 + VAT (Quote dated 10th January 20025) to remedy the ingress. Further information can be made available by request.





# Salisbury Terrace, The Hill, Kilmington, Axminster

Approximate Area = 703 sq ft / 65.3 sq m

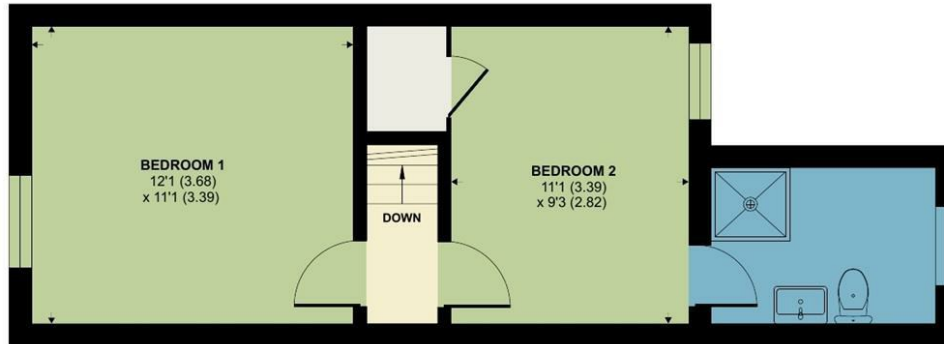
WC = 12 sq ft / 1.1 sq m

Total = 715 sq ft / 66.4 sq m

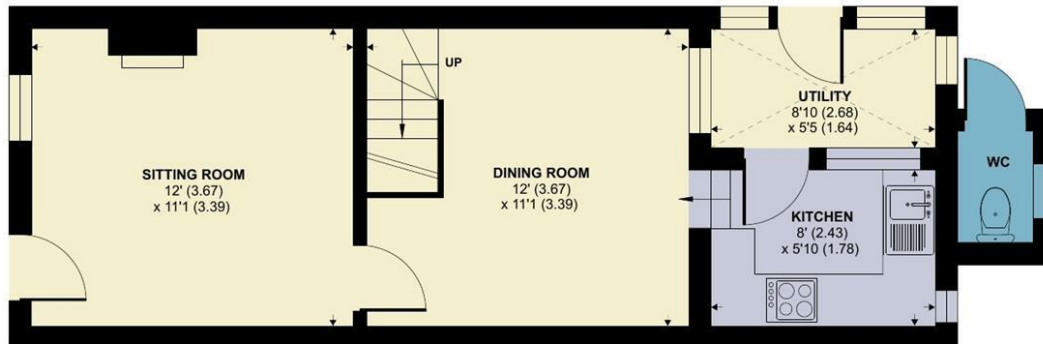
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating			
Very Low	A		
Low	B		
Medium	C		
High	D		
Very High	E		
Excellent	F		
Outstanding	G		
England & Wales			



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1235076



Axm/RS/16.1.25



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