



Kaikoura
Smallridge, Axminster, Devon

Kaikoura

Smallridge
Axminster
Devon EX13 7LY

A well-presented three bedroom semi detached modern house enjoying a pretty village setting, no onward chain and the luxury of shared ownership of a meadow which extends to approximately one acre.



- Popular East Devon village
 - South facing garden
- Private residents' meadow
 - Garage & long driveway
- Walking distance of amenities
 - Gas fired central heating
 - Large conservatory

Guide Price £425,000

Freehold

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THE PROPERTY

Kaikoura was built during the mid 1990's and features an attractive stone and brick faced façade with slate roof.

ACCOMMODATION

The well proportioned accommodation benefits from replacement UPVC double glazing and a gas central heating system. The boiler was renewed by the current owners in 2019. On entering the property you are greeted by a spacious entrance hallway with double storage cupboard, downstairs cloakroom and staircase rising to the first floor accommodation. The former kitchen and separate dining room have been knocked through to create a spacious kitchen/dining room which enjoys a triple aspect and has double doors leading out to the garden. There is a wide range of wall and base units, integrated appliances, and space for a range style cooker. The sitting room has a feature fireplace, further storage cupboard and access through to a delightful southerly facing conservatory with pitched roof and brick built elevations. To the first floor are three bedrooms and a smart bathroom with splashback tiling.

OUTSIDE

The property enjoys a deep plot with large lawned areas of garden to both front and rear aspect. There are established borders and a low rise stone walled garden with long gravelled driveway, garage and gated side access. The rear garden is mainly lawned with a raised decking area, mature shrubs and gates access through to the communal meadow belonging to the development.

GARAGE

Up and over door, light and power connected.

SITUATION

Kaikoura is centrally positioned within the semi rural village of Smallridge, the surrounding area being renowned for its rural activities with an abundance of footpaths and bridleways. The villages of Smallridge and All Saints seamlessly link into one, where you will find a public inn, primary school and active village hall. The market town of Axminster (2 miles) offers a good range of day to day amenities and services along with independent and national retailers. The town is synonymous for its world famous Axminster Carpets, first produced in 1755. There is also a very well supported market each Thursday where you will find a great selection of fresh produce, crafts and day to day essentials.

The Jurassic coastline of Lyme Regis (6 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Hugh Fernley-Whittingstalls River Cottage HQ can be found in the nearby Trinity Hill area above Lyme Regis. The larger centres of Taunton and Exeter (with its regional airport) are within easy reach. There are good transport connections locally including a mainline railway station at Axminster and good road connections both East and West with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, international airport and access to the M5.

SPORTING

Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton, Cricket St Thomas, Nr Chard and Lyme Regis. Sailing on the coast at Seaton or Lyme Regis. Social and sporting facilities/groups in Axminster.

EDUCATION

Primary schooling at All Saints and Axminster. Secondary schools at Woodroffe, Lyme Regis and Axe Valley, Axminster and the excellent Colyton Grammar School. Independent Schools in the area include Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools.

SERVICES

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

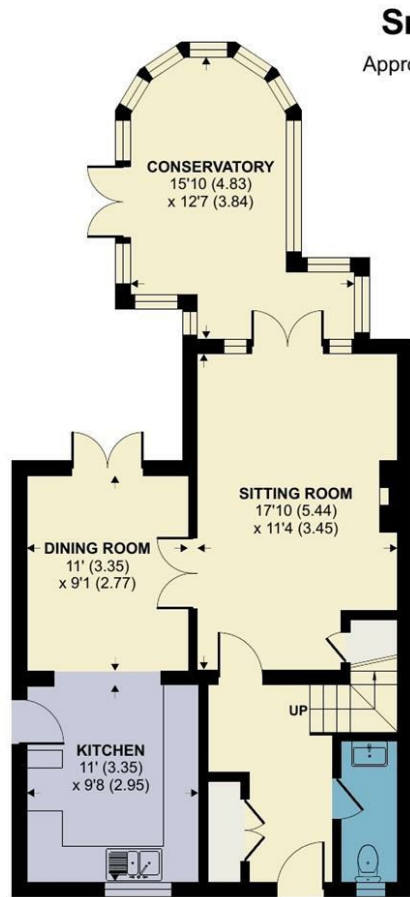
LOCAL AUTHORITY

East Devon District Council . Tel : 01404 515616.
Council Tax Band D

AGENTS NOTE

1. The Smallridge Management Company is a residents run company which includes the eight properties in the development. Each property pays £140 per quarter and this covers the general maintenance of the Klargester and any expenses relating to the meadow.
2. The property is located within Flood Zone 1, an area with a low probability of flooding.
3. The vendors made an insurance claim in 2020 due to a burst water pipe in the loft. Full remedial works have been carried out and the property now benefits from new ceilings, carpets and redecoration.





GROUND FLOOR

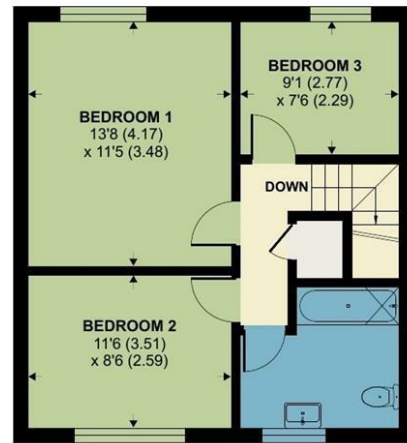
Smallridge, Axminster

Approximate Area = 1172 sq ft / 108.8 sq m

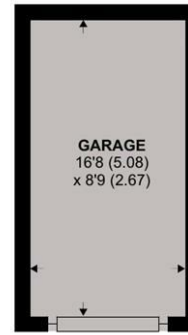
Garage = 146 sq ft / 13.5 sq m

Total = 1318 sq ft / 122.3 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	74	85
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

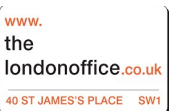


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1050257



Axm/RIS/21.1.25



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