



Symonds
& Sampson

8 Balfour Terrace

The Hill, Kilminster, Axminster, Devon

8 Balfour Terrace

The Hill
Kilminster
Axminster
Devon EX13 7SG

A beautifully presented period cottage with off road parking, enclosed rear garden with the benefit of no onward chain.



- Well regarded village location
 - Attractive street scene
 - Nearby local amenities
- Extended kitchen/dining room
- Modern downstairs bathroom
 - Westerly facing garden
 - Oil fired central heating

Guide Price £290,000

Freehold

Axminster Sales
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THE PROPERTY

Welcomed to the market with the benefit of no onward chain 8 Balfour Terrace is a beautifully presented cottage set in the heart of the popular East Devon village of Kilmington. The cottage features a stone façade and is neutrally decorated throughout. The star of the show is the extended kitchen/dining room to the rear elevation and the remodelled bathroom. The property also benefits from private off road parking.

ACCOMMODATION

A shared pathway runs along the front of the terrace with access provided to number 8. To the front of the cottage is a perfectly formed sitting room with staircase leading to the first floor accommodation. To the rear of the cottage is a well equipped cottage style kitchen with cream front units, integrated appliances and wooden work surfacing. The room is flooded with natural light due to its dual aspect and large sky light. Direct access leads out to the garden. The bathroom was updated in 2023 to a smart contemporary white suite with shower over the bath. To the first floor are two double bedrooms, both with fitted/built in storage.

OUTSIDE

There is a gravelled off roading parking area to the front of the terrace providing private parking to the cottage. A

pathway leads around the side of the property where you will find two former outhouses, currently used as storage cupboard and an enclosed outside oil fired boiler. Gated access to a private rear garden with established shrubs, an area of lawn and seating area. Outside tap and light.

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
///erupt.moves.opts

SERVICES

Mains electric, water and drainage.

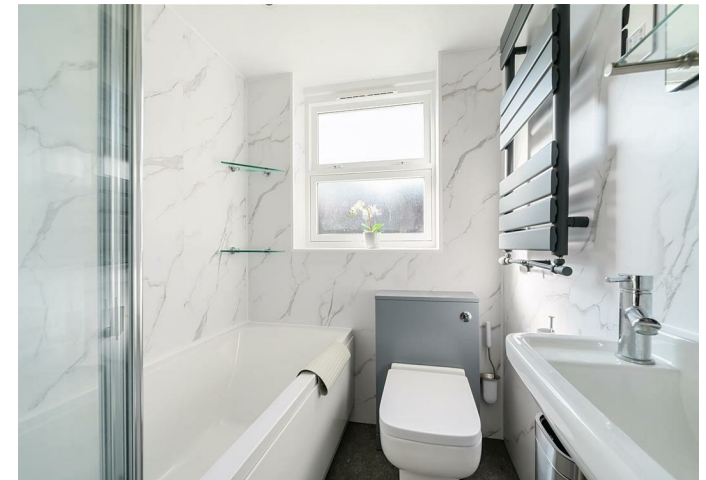
Broadband : Ultrafast available
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

AGENT'S NOTES

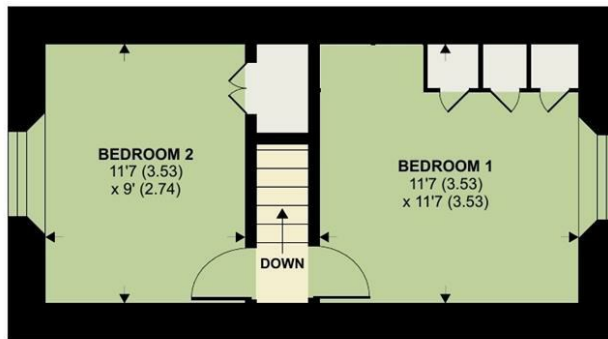
1. The property is located in Flood Zone 1, an area with a low probability of flooding.
2. A shared pathway for the terrace of cottages runs along the front of the terrace and in between the side of 8 Balfour Terrace and the former outhouses. The rear garden is completely enclosed with no rights of access.



Balfour Terrace The Hill, Kilminster, Axminster

Approximate Area = 678 sq ft / 63 sq m

For identification only - Not to scale



FIRST FLOOR

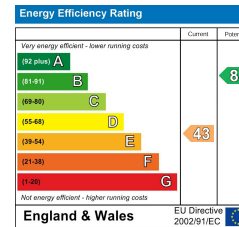


GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 880838



Axm/RIS/4.3.25



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