



A CHARMING GRADE II LISTED COTTAGE, SITUATED IN THE PRETTY VILLAGE OF WHITFORD. REQUIRING UPDATING.



Stanley Cottage, Whitford, Axminster, Devon EX13 7PE
Guide Price £245,000

- Character Cottage
- Village Location
- Period Features
- Requiring Updating
- 3 Bedrooms
- Lounge
- Kitchen and Utility
- Bathroom and Shower Room
- Courtyard/Parking Space
- No Onward Chain

Stanley Cottage is a charming Grade II listed cottage, situated in the heart of the idyllic village of Whitford, a short distance from the market town of Axminster.

The cottage has been under the same ownership for a number of years and retains inherent charm and character features throughout typical of its age.

It offers well proportioned accommodation although would now benefit from a model of refurbishment to better suit modern living requirements.

The cottage benefits from one parking space/courtyard which is located a short walk from the cottage itself. The property is also offered to the market with no onward chain.

ON THE GROND FLOOR

Timber door from roadside opening to:

Lounge

19' x 15'5" (5.79m x 4.70m)

With triple aspect windows, window seat, 2 electric panel radiators, wall lights and ceiling light, open fireplace within a stone surround, exposed beam, small steps up to staircase to first floor. Door from Lounge to:

Kitchen

12'4" x 10'7" (3.76m x 3.23m)

With single glazed windows to side, exposed beams, striplight. Matching wall and base units with rolled edge laminate worktops, inset stainless steel single bowl sink and drainer. Space for oven and undercounter fridge and dishwasher. Part glazed panel door to:

Rear Lobby

With stable door to outside. Door to:

Utility

9'2" x 5'3" (2.79m x 1.60m)

With vinyl flooring and window to side. Space for washing machine and fridge. Wall and base units and door to:

Bathroom

With dual aspect windows and strip light. 3 piece coloured suite incorporating panelled bath, pedestal hand basin and WC. Fully tiled. 'Dimplex' wall heater.

ON THE FIRST FLOOR

Landing

With smoke alarm and ceiling light. Doors off to:



Shower Room

With WC, shower cubicle and hand basin. Extractor fan. 'Dimplex' wall heater.

Bedroom 2

11'9" x 8'7" (3.58m x 2.59m)

With single glazed window, loft access, set of small steps from landing to corridor, with built in cupboards (one housing immersion tank) and overhead storage, night storage heater. Doors off to:

Bedroom 3

10'3" x 8'7" (3.12m x 2.62m)

With single glazed window and secondary glazing, built in cupboard.

Bedroom 1

15'10" x 10' (4.83m x 3.05m)

With dual aspect window, wall lights.



LOCATION AND OUTSIDE SPACE

Stanley Cottage is situated on the corner of the main road through Whitford and Hampton Lane, occupying a central position within the village. The property is approached from the lane and main road with access to both the lounge and rear lobby via a main entrance door and stable door respectively. The courtyard and parking area for the cottage is found a short walking distance away via Hampton Lane, on the right hand side before reaching the small bridge that leads to Hampton Court. There is a timber shed/store occupying part of the courtyard space at present.

MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: C

Tenure: Freehold



This property is a Grade II Listed Building. Some internal walls were changed in 1988. The property benefits from a right of way over a neighbouring property for access to maintain walls and roof that overlook the neighbouring garden and parking area.

Please note that Stanley Cottage is a Probate Property and buyers are kindly advised to research the history of this property and enquire with the marketing agent prior to arranging a viewing.

SERVICES

We understand the following to be correct by applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Electric heating (2019). There is no gas connection to the property.

Broadband and Mobile Signal/Coverage: At present there is no telephone or broadband connection to the property.



VIEWING

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

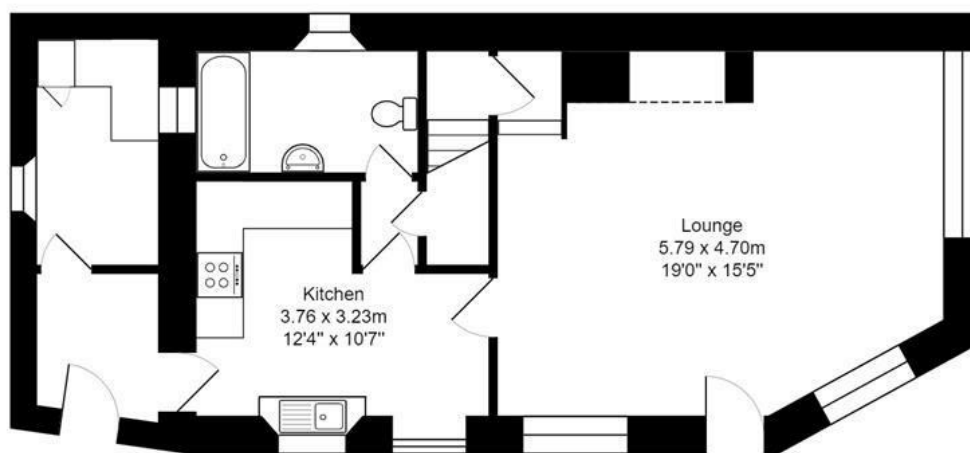
From Lyme Regis, proceed out of the town following the signposts for Uplyme and subsequently Raymonds Hill. Upon reaching the junction, turn left onto the A35 and continue for two miles. Upon reaching the village of Kilmington, turn left just after the garage and follow the Whitford Road for approximately two to three miles. Upon reaching the junction in the centre of Whitford, turn right, where the property will be found after a short distance on your right hand side on the corner of Hampton Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		





First Floor



Ground Floor



Total Area: 95.6 m² ... 1029 ft²

Not to scale. Measurements are approximate and for guidance only.

NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4679**