



AN ATTRACTIVE AND INDIVIDUAL DETACHED BUNGALOW, SITUATED WITHIN  
THE POPULAR VILLAGE OF MUSBURY



Little Newcourt, Axminster Road, Musbury EX13 8AZ  
Guide Price £395,000

- Detached Bungalow
- Beautifully Presented and Improved
- Tucked Away Position
- 2 Double Bedrooms
- Comfortable Lounge
- Sun Room/Conservatory
- Kitchen and Utility Area
- Family Bathroom
- Mature Rear Garden
- Driveway Parking



Little Newcourt is an individual detached bungalow, thought to have been constructed around 2002, with stone and part rendered elevations under a tiled roof.

Under the current ownership the property has been significantly improved and updated to include a new kitchen and bathroom suite, and which is set back from passing traffic in the favoured East Devon village of Musbury.

Little Newcourt offers generous accommodation with good sized rooms throughout, with a particular feature being the delightful rear garden which is especially private and south facing, and driveway parking for a number of vehicles.



#### The Accommodation Comprises:

Paved path from driveway leading to obscured uPVC double glazed door to:

#### Hall

With tiled flooring, radiator, loft access, built-in cupboard, airing cupboard with immersion tank. Doors to:

#### Lounge

19'8" x 11'7" (6.00m x 3.52m)

With dual aspect double glazed windows, 2 radiators, fireplace with woodburning stove, TV point, telephone point, double doors to:



#### Sun Room

9'10" x 9'9" (2.99m x 2.96m)

With tiled floor, radiator, uPVC double patio doors to garden, ceiling spotlamps.

#### Kitchen

10'8" x 8'2" (3.24m x 2.48m)

With tiled floor, ceiling spotlights, radiator, matching wall and base units with oak wooden worktops and inset stainless steel sink, integrated appliances including 'Neff' electric oven and microwave and induction hob and 'Lamona' dishwasher, breakfast bar, uPVC double glazed door to:



### Utility Room

With tiled flooring, base unit with oak wooden worktop and space and plumbing for washing machine, tumbledryer, and fridge freezer. uPVC double glazed door to outside.

### Bedroom 1

13'10" x 11'9" (4.21m x 3.57m)

With double glazed window to front and further obscured double glazed window to side, radiator.

### Bedroom 2

11'5" x 7'9" (3.49m x 2.36m)

With double glazed window, radiator.

### Bathroom

Fully tiled with obscured double glazed window, wall mounted vanity unity with inset hand basin and WC, panelled bath with shower over, heated ladder towel rail, inset spotlights.

### OUTSIDE

Little Newcourt is situated in the picturesque village of Musbury, which is positioned to the eastern flank of the River Axe, close to both Seaton and Axminster. Access to the property is via a set of timber gates which open on to the driveway, providing parking for a number of vehicles. A paved pathway from the driveway provides access to the front entrance and to the rear garden via a side gate. The front garden is mainly laid to the driveway, with a gravelled and shrub border and two lawned areas to one side with a gravelled seating area to one corner and timber shed to the other. The rear garden is a lovely space, which is laid to a limestone patio seating area and further lawned area, bordered by mature planting and a variety of specimen trees. A pathway to the rear of the property provides access to the other side of the bungalow, with a pedestrian gate leading to the area where the oil tank is located to the end of the driveway.

### MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: D

Tenure: Freehold

### SERVICES

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

Electricity:

Water:

Drainage:

Heating:

Broadband and Mobile Signal/Coverage: See [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

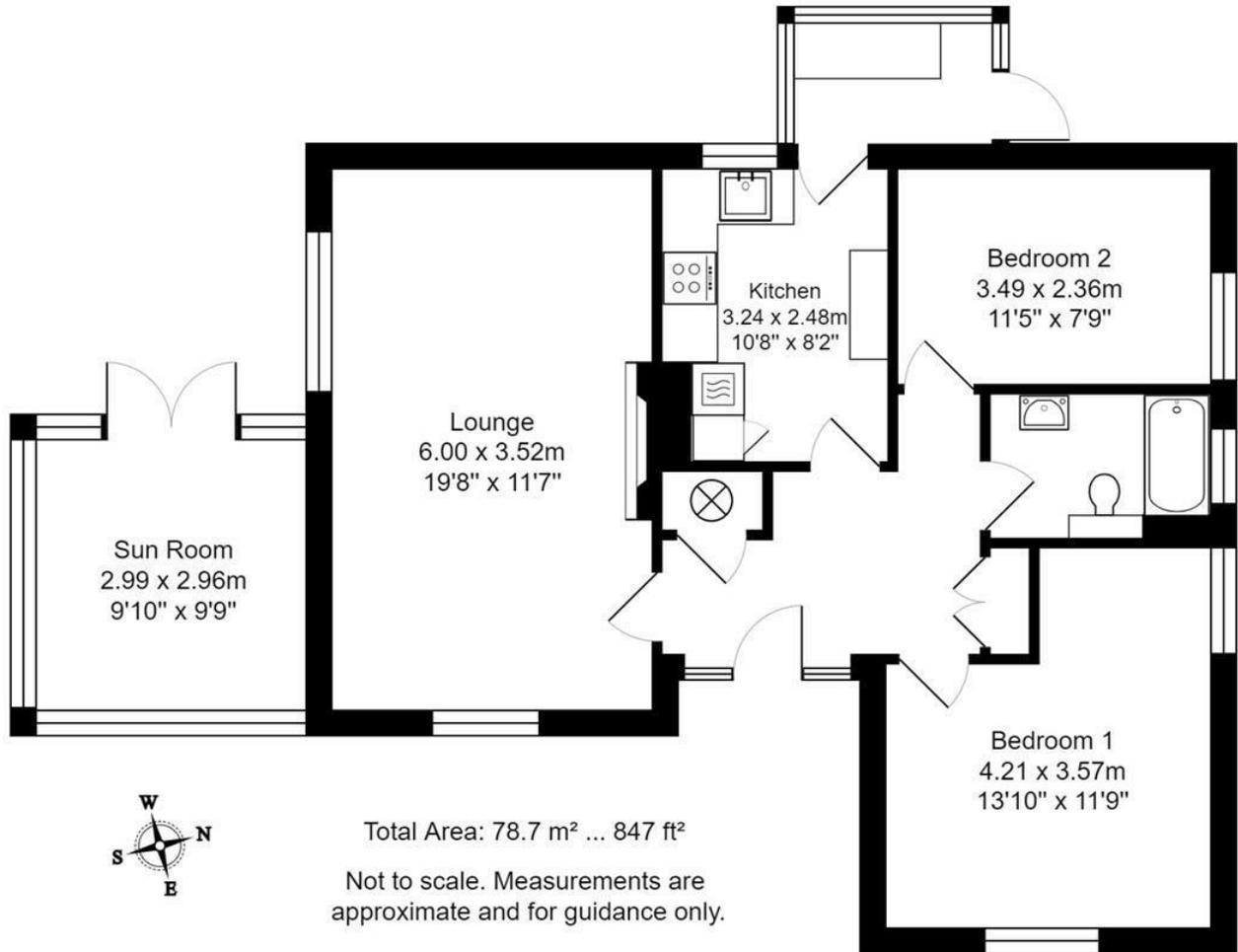


## VIEWING

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

## DIRECTIONS

From Lyme Regis town centre, proceed out of the town via Pound Street and Sidmouth Road, continuing via the A3052 through Rousdon. Upon reaching the bottom of Boshill Cross, turn right onto the A358 and upon reaching Musbury, continue past the Golden Hind public house, taking the immediate right hand turning into The Street. Follow the road around and upon passing the turning for Church Hill on your right, continue into Axminster Road for a short distance where the property will be found on the left hand side.



## 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. **S2726**

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