



Symonds
& Sampson

Millbrook Cottage

Chard Road, Axminster, Devon

Millbrook Cottage

Chard Road
Axminster
Devon EX13 5ED

An intriguing two bedroom period detached cottage with large established garden, garage and ample parking. Convenient for Axminster town and nearby schooling.



- Detached picturesque cottage
 - Two double bedrooms
 - Aga companion oven
- Walking distance to town
 - Nearby schools
- Enchanting private gardens
 - Garage & laundry
- Potential to extend (STPP)

Guide Price **£325,000**

Freehold

Axminster Sales
01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

This pretty double-fronted cottage offers plenty of charm, set in beautifully maintained gardens, hidden from passers-by with mature hedging and walled boundaries. Built of stone and colour washed elevations with later extensions, Millbrook Cottage is ideally placed for local amenities and facilities. The cottage of this nature is unusual to find in a town setting with such generous gardens and outdoor space.

ACCOMMODATION

On entering the property from the central porch you are greeted by a pleasant main reception room featuring a wood burning stove, staircase rising to the first floor accommodation and tiled flooring which runs throughout the ground floor. The kitchen features a good range of traditional wooden fronted units, an electric Aga Companion and a triple aspect that allows for plenty of natural light and views out over the garden. To the first floor are two double bedrooms and a smart family bathroom. Both bedrooms include fitted storage space, while the bathroom features a roll top tub and separate shower cubicle. Overall, the cottage is presented in excellent decorative order and has extensive double glazed windows and a gas fired central heating system.

OUTSIDE

Approached from Stoney Lane via a five bar gate there is a tarmac driveway and turning area which in turn leads to the garage. The gardens to Millbrook Cottage are a real delight and have been beautifully cared for and improved in recent years. There are mature shrubs, wisteria and productive apple tree within the main area of lawned garden, to the front of the cottage, along with a summerhouse. To the rear of the cottage is an area of hard standing with steps leading up to a gravelled garden, seating area and greenhouse. The established nature of the garden provides a great degree of privacy.

GARAGE

Built of concrete panels and block. Double doors, light and power connected.

LAUNDRY ROOM

Set besides the property this multi purpose building houses the gas boiler as well as space for additional white goods, butler sink and WC.

DIRECTIONS

What3Words
///linked.ally.ripen

SERVICES

Mains electricity, gas and water. Private drainage.
Broadband : Ultrafast available
Mobile Network Coverage : Limited indoors, likely outdoors
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council, Tel : 01404 515616
Council Tax Band D

MATERIAL INFORMATION

The property is at low risk of flooding from rivers and seas. Very low risk from surface water. The sellers have advised that the current private sewerage system does not comply with the current building regulations and have investigated the possibility of connecting to the mains sewer.



| Energy Efficiency Rating | |
|--------------------------|--------|
| Energy Efficiency Class | Score |
| A | 89-100 |
| B | 81-88 |
| C | 69-80 |
| D | 55-68 |
| E | 39-54 |
| F | 21-38 |
| G | 1-20 |

England & Wales
EPC Directive 2002/91/EC

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Approximate Area = 869 sq ft / 81 sq m (includes garage)
 Outbuilding = 134 sq ft / 12 sq m
 Total = 1003 sq ft / 93 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Symonds & Sampson. REF: 673182

Axm/RS/7.4.26



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