

Symonds
& Sampson

6 Brooklands Farm Close

Kilmington, Axminster, Devon

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Kilmington
Axminster
Devon EX13 7SZ

Being quietly and attractively positioned at the end of a cul-de-sac, this detached bungalow enjoys lovely views from the rear extending towards fields and countryside and is offered for sale with the benefit of no onward chain.



- Detached Bungalow
- Pleasant Cul-de-Sac Location
- Country Views to the Rear
- Enclosed South West Facing Rear Garden
- Double Garage & Off-Road Parking

Guide Price **£459,950**

Freehold

Axminster Sales
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THE PROPERTY

Nestled in the corner of this peaceful cul-de-sac, is a delightful, detached bungalow, built in the 1990's that offers spacious, adaptable, and comfortable living, perfect for downsizers, families, or those seeking a quiet retreat.

ACCOMMODATION

Situated within a small cul-de-sac in Kilminster, we are delighted to present this exceptional three-bedroom detached bungalow to the market. Presented with no onward chain, this residence offers a seamless transition for potential buyers. Upon arrival, the property is graced with a double garage and a block paved driveway leading up to its entrance.

The interior of the property is well presented throughout with a large living room and dining room which is flooded with natural light and sliding doors leading into the conservatory which is perfect for both relaxation and entertaining guests. The kitchen is located to the rear and affords a range of fitted base units with Corian worksurfacing, wall and drawer units, oil fired AGA, integral fridge & freezer, inset hob, microwave and compact combination oven, space for a dishwasher or washing machine and a stainless-steel sink unit with views to the rear garden. Step up into the principal bedroom that offers an en-suite shower room and windows to the front and

rear aspects. The main bathroom services the remaining bedrooms and consists of a light coloured suite with a shower over the bath, a low-level W/C and a pedestal wash hand basin.

OUTSIDE

Stepping outside, the frontage offers off road parking leading to the double garage which has light and power. The south west facing rear garden provides a private oasis offering a summerhouse for outdoor relaxation. This private backdrop invites residents to unwind and enjoy the natural surroundings.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band F.

SITUATION

Located in a small development of just 7 properties, in a conservation area, this property is centrally positioned within the ever-popular East Devon village of Kilminster. The village provides a primary school, church, village hall, cricket green and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and two public houses. Further information on the village can be found on the web site

www.kilminstervillage.com. Nearby the renowned

Axminster (2 miles) is a country town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including a supermarket, plus 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. Primary & secondary schooling available in the area with the renowned Colyton Grammar School located 7 miles to the west.

SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.
Mobile Coverage is available in the area. Please refer to Ofcom's website for further details.
Broadband: Ultrafast available. Source- Ofcom.org

DIRECTIONS

What3words: <https://w3w.co/tinted.comedy.scored>

MATERIAL INFORMATION

The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk



Energy Efficiency Rating	
Current	Potential
View energy efficient - lower ranking scale	
(101-110) A	
(81-100) B	
(61-80) C	
(41-60) D	58
(21-40) E	67
(1-20) F	
(1-10) G	
Not energy efficient - higher ranking scale	
England & Wales	
EU Directive 2002/91/EC	

Kilmington, Axminster

Approximate Area = 1378 sq ft / 128 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Garage = 311 sq ft / 28.8 sq m
 Total = 1716 sq ft / 159.3 sq m



For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1429694



Axm/ACR/25.3.26



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