Symonds & Sampson



The Wickets

Eastleigh Close, Kilmington, Axminster, Devon

The Wickets

Eastleigh Close
Kilmington
Axminster
Devon EX13 7QZ

An individual three double bedroom chalet bungalow set in mature gardens with excellent accommodation and scope for improvement. No onward chain.

3 2 2

- Cul de sac location
- Private position
- Views over the village
- Three double bedrooms
- Ample parking
- Large garage

Guide Price £450,000
Freehold

Axminster Sales
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THE PROPERTY

Welcomed to the market with the benefit of no onward chain, The Wickets is a fantastic example of a purpose built chalet bungalow. The accommodation is generous throughout and on the outside offers ample parking and a delightful position overlooking Kilmington cricket pitch. Everything about this property says space and flexibility with over 1,779 sq ft of accommodation this property could be easily be considered as a family home or a wonderful property to retire to. Although now in need of some updating, the property has clearly been well cared for over the years and offers fantastic potential for a new owner to personalise and make their own. Further benefits include extensive double glazing and oil-fired central heating.

ACCOMMODATION

The thoughtfully arranged ground floor accommodation is centred around a welcoming entrance hallway, which also provides access to a cloakroom. The spacious sitting/dining room is a particularly attractive feature, extending across the full depth of the property and providing an excellent space for both everyday living and entertaining. The dining area has sliding doors opening directly onto the rear garden. The adjoining kitchen is fitted with a good range of wall and base units, complemented by wood-effect work surfaces. There is space for a breakfast table together with provision for a range of appliances. A useful utility room provides additional storage, houses the oil-fired boiler and offers integral access to the garage. The ground floor also features a generous principal bedroom, complete with fitted wardrobes and an en-suite shower room. To the first floor are two further double bedrooms, both benefiting from fitted or built-in storage, together with a remodelled family bathroom.

OUTSIDE

The Wickets occupies an established plot with mature shrubs and gardens providing an attractive setting. To the front a generous driveway provides ample off-road parking and leads to the garage with further parking available alongside. The rear garden offers a paved seating area, with steps leading up to a raised lawn. Pedestrian door to the garage, outside lighting and an external water supply.

SITUATION

The property occupies a prime cul-de-sac location set in the heart of Kilmington with beautiful East Devon countryside on your doorstep. The village provides an excellent range of local facilities including a primary school, two churches, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and public house. Further information on the village including many of the social events can be found on the website: www.kilmingtonvillage.com. Axminster (2 miles) is a market town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including supermarket, as well as 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
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SERVICES

Mains electric, water and drainage. Oil fired heating. Superfast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The area surrounding the property is at a very low risk from flooding from river, seas, and surface water.







The Wickets, Eastleigh Close, Kilmington, Axminster

Approximate Area = 1779 sq ft / 165.2 sq m
Limited Use Area(s) = 143 sq ft / 13.2 sq m
Garage = 235 sq ft / 21.8 sq m
Total = 2157 sq ft / 200.2 sq m
For identification only - Not to scale

Denotes restricted head height



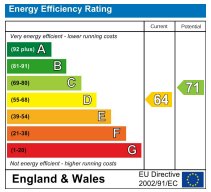
GROUND FLOOR



FIRST FLOOR







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: 1548388

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