



Symonds
& Sampson

Cherryholt

Whitford Road, Kilmington, Axminster, Devon

Cherryholt

Whitford Road
Kilmington
Axminster
Devon EX13 7RG

This detached bungalow occupies a corner plot, in a lovely position and only a moment from the village centre, with a garage, established gardens and off-street parking.



- Detached Chalet Bungalow
- Off Road Parking & Garage
 - Wrap around garden
 - Corner plot
 - Village location

Guide Price **£495,500**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A detached dormer bungalow, thought to have been built in the 1960's with three double bedrooms one that is fitted with a W/C and a wash hand basin, a shower room, a cloakroom, off road parking for several vehicles and a single garage with a store room located to the rear. The property is beautifully situated in a semi-rural location, with wrap around garden on the outer edge of the village, with views of the countryside, yet only a short walk from the amenities on offer in Kilmington.

ACCOMMODATION

The entrance hall provides access to all rooms on the ground floor and a staircase to a bedroom on the first floor. This bedroom bears special mention as it would be ideal for anyone wishing to work from home as it has ample storage. There is a spacious living room with an archway leading into the dining area. The double aspect kitchen has ample storage, a built-in electric oven, electric hob, space for white goods and room for a kitchen table, a door to a rear lobby, with a WC and a boot room which allows access into the garden. There are two double bedrooms on the ground floor, both with built-in storage, and a family shower room. The main bedroom is on the first floor has the added benefit of an en-suite facilities, built-in wardrobes and storage. There is also further eaves storage available, accessed off of the main bedroom.

OUTSIDE

The property is approached from the lane side on to the driveway providing off road parking and in turn leads to the detached single garage with an up and over door, light and power, oil boiler and pedestrian door into the garden. The corner plot is stocked with mature shrubs and flowerbeds with a level lawn to three sides.

LOCAL AUTHORITY

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

SITUATION

The property is situated towards the outer edge of the ever-popular East Devon village of Kilmington. 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 two public houses. 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 two supermarkets: 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

SERVICES

Mains electricity, water and drainage.
Ultrafast broadband and mobile network coverage available.

DIRECTIONS

What3Words
[///w3w.co/noting.tuck.laminated](http://w3w.co/noting.tuck.laminated)

MATERIAL INFORMATION

The property is situated in an area with a very low flood risk.

Agents Note.

The vendors will be buying on.





Whitford Road, Kilmington, Axminster

Approximate Area = 1400 sq ft / 130 sq m

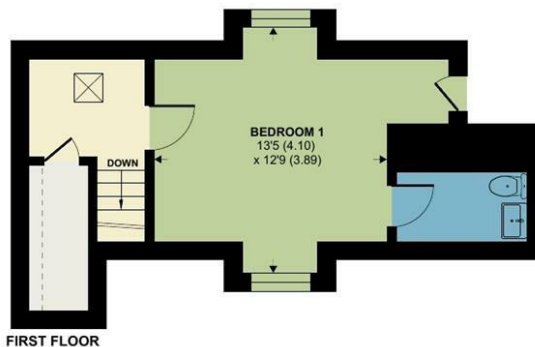
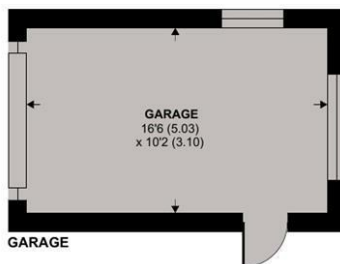
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1594 sq ft / 148 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: 1419655



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	36
England & Wales			

Axm/ACR/27.2.26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT