



Holme Lea



# Holme Lea

Kilmington, Axminster, EX13 7SQ

Axminster: 2.5 miles Lyme Regis: 6.9 miles Honiton: 7.9 miles

This well presented two-bedroom detached bungalow has been thoughtfully upgraded by the current owners. It boasts a detached garage, generous driveway parking, and well maintained gardens, complete with a charming home office.

- Detached bungalow
- Garden studio
- Enclosed gardens
- Freehold
- Council Tax Band D
- Two bedrooms
- Utility room
- Garage & driveway
- EPC E

## Guide Price £300,000

Holme Lea is a beautifully improved two-bedroom detached bungalow, thoughtfully enhanced by the current owners, this charming home combines modern comforts with a picturesque setting.

The modern kitchen is well appointed and opens directly onto the delightful garden, where you'll find a fully powered and heated home office, perfect for remote work or creative pursuits. The garden itself enjoys stunning countryside views, providing a tranquil retreat. Additionally, the property boasts a garage and ample parking for several cars.

The bungalow features two spacious double bedrooms, a generous living room with a cosy fireplace, an attractive shower room, and a useful utility/boot room for added convenience.

With its blend of modern living and rural charm, Holme Lea is a wonderful opportunity for those seeking a peaceful yet well equipped home.

Mains water (metered), electricity and drainage. Oil-fired central heating. Standard, superfast and ultrafast broadband available. Three, O2, EE and Vodafone mobile networks available outside (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Holmelea, Well Mead, Kilmington, EX13 7SQ



Ground Floor

Total Area: 82.2 m<sup>2</sup> ... 885 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		53	79
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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