



**Balfour Terrace, The Hill, Kilmington, Axminster EX13 7SG**



**welcome to**

## **Balfour Terrace, The Hill, Kilmington, Axminster**

Fox & Sons are delighted to present this enchanting two bedroom mid terraced home — brimming with timeless charm and nestled in the picturesque village of Kilmington.

### **Front Garden**

Gravel pathway leads to porch covered front door with outside light, laid to patio to the front of the property with a cobblestone path leading along the terrace, flowerbeds, trees and hedging

The vendor has advised that there is also a small parcel of land that is part of the deeds at the end of the terrace, and a right of way alongside this to the rear gardens for access

### **Entrance Area**

Entered via front door, wall mounted fuseboard

### **Lounge**

uPVC double glazed window to front aspect, flagstone flooring, one wall panelled to mid-height with vertical timber slats, understairs storage cupboard, electric fireplace set within recess, ceiling light point

### **Dining Room**

Door with double glazed glass panel to rear aspect leading to garden, flagstone flooring, open fireplace, built in dresser unit, stairs rising to first floor, electric radiator, ceiling light point

### **Kitchen**

uPVC double glazed window to rear aspect, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, space for freestanding cooker with integrated cooker hood above, space for under counter fridge and dishwasher, ceiling light point

### **Landing**

Sun tunnel, loft hatch, ceiling light points

### **Master Bedroom**

uPVC double glazed window to rear aspect, feature cast iron fireplace, electric radiator, ceiling light point

### **Bedroom 2**

uPVC double glazed window to front aspect, built in wardrobe, electric radiator, ceiling light point

### **Bathroom**

uPVC opaque double glazed window to rear aspect. panel bath with shower over and tiled surround, low level WC, hand wash basin with tiled splashback, built in storage cupboard housing water tank, heated towel rail, ceiling light point

### **Rear Garden**

Courtyard style rear garden, timber fence on two sides, laid to patio, rear access gate, flowerbeds, outside tap

### **Location**

Tucked away in the heart of the village of Kilmington - a popular village which has a range of amenities, including a village store, farm shop, two public houses, sporting ground, church and village hall, and has excellent primary and secondary schools nearby (including Colyton Grammar). It is also an ideal base from which to commute to Exeter, which is 23 miles away, with easy link roads to the M5 and Exeter Airport. The historic market town of Axminster is within easy driving distance, which offers weekly market, a host of local shops and eateries, larger supermarkets and excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer beautiful beaches and further amenities.





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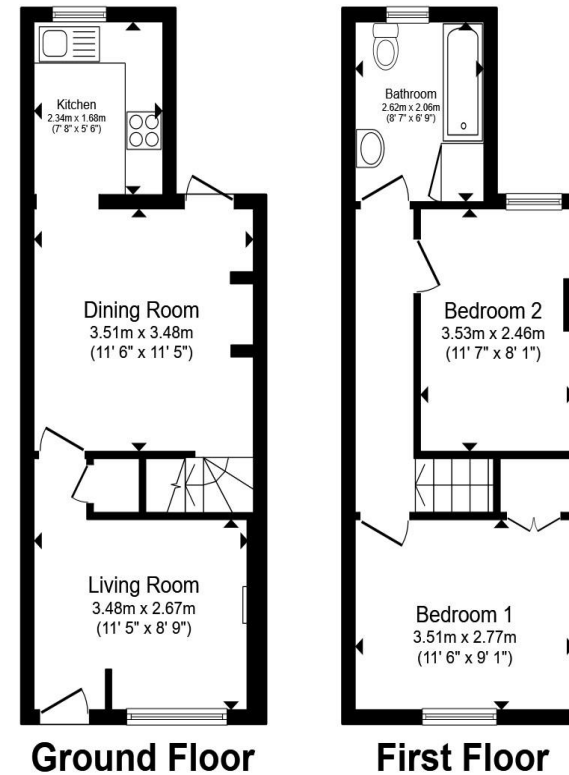
**Balfour Terrace, The Hill, Kilmington,  
Axminster**

- CHARMING TWO BEDROOM HOME
- COUNCIL TAX BAND B
- NO ON GOING CHAIN
- BEAUTIFUL PERIOD FEATURES
- COSY LOUNGE & SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£250,000**



Total floor area 62.2 m<sup>2</sup> (670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
AXM105018 - 0003

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