



**Hampton Lane, Whitford, Axminster, Devon
EX13 7PE**

£230,000 Freehold

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PROPERTY DESCRIPTION

A Charming and spacious Grade II Listed Cottage, in the quiet Village of Whitford, with a parking space and shed close by, and conveniently located, with a bus stop only a few feet away, providing transport links to Seaton, Colyton, Axminster, and the surrounding Towns and Villages.

The light and bright accommodation, briefly comprises; on the ground floor, living room with a feature open fireplace, kitchen, bathroom, rear porch/ lobby and a utility room, with the first floor being split level, and has three bedrooms, two doubles and one single, together with a shower room. Outside, the cottage benefits from one parking space, in front of a small courtyard area, which is located only a short walk from the cottage itself, and currently houses a shed.

This property is offered with no onward chain, and although it has been maintained in good order and retains from a number of character features, such as ceiling beams, and an exposed stone fireplace, it would now benefit from a programme of updating and modernisation.



FEATURES

- No Onward Chain
- Grade II Listed
- Character Cottage
- Period Features
- Feature Exposed Stone Open Fireplace
- Separate Utility Room
- Quiet Village Location
- Courtyard With A Parking Space
- Modernisation and Updating Required
- Electric Heating





ROOM DESCRIPTIONS

The Property:

The property is can be approached either through the main front door, which leads to the living room, or via a stable door which leads to the rear lobby, utility room and kitchen.

Outside, opposite the Cottage, is a bus stop, which provides links to Exeter, Seaton, Colyton, Axminster and the surrounding Towns and Villages, and just a short walk away, approximately 50 yards, is a courtyard area, and a parking space, which currently houses a shed.

Ground Floor

The living room offers a lovely light and bright space, with a feature exposed stone open fireplace, and stairs to the first floor.

The kitchen is fitted to an older style, with a range of matching units, with an inset single bowl stainless steel sink and drainer with chrome taps, and space and plumbing beneath for a dishwasher. Inset space for cooker and under counter fridge.

The bathroom is also fitted with an older style suite, which comprises; pedestal wash hand basin with chrome taps, a panel bath and a WC.

The rear lobby/ porch, is a good sized boot room, and leads through to a separate utility room, which has a small run of work surface with wall and base units, with space and plumbing for washing machine and space for tumble dryer. There is also space for a free standing fridge freezer.

First Floor

The first floor is split level, with three bedrooms, two good sized doubles, and a third single bedroom, together with a shower room, comprising; a white suite, with a corner shower cubicle, a wash hand basin and a WC.

On the landing, there is a range of built in cupboards, and there is a hatch to the roof space in bedroom two.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,126.30

Whitford

Whitford is an idyllic and quiet village East Devon, with surrounding Villages and Towns nearby, including Axminster, Seaton and Lyme Regis.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

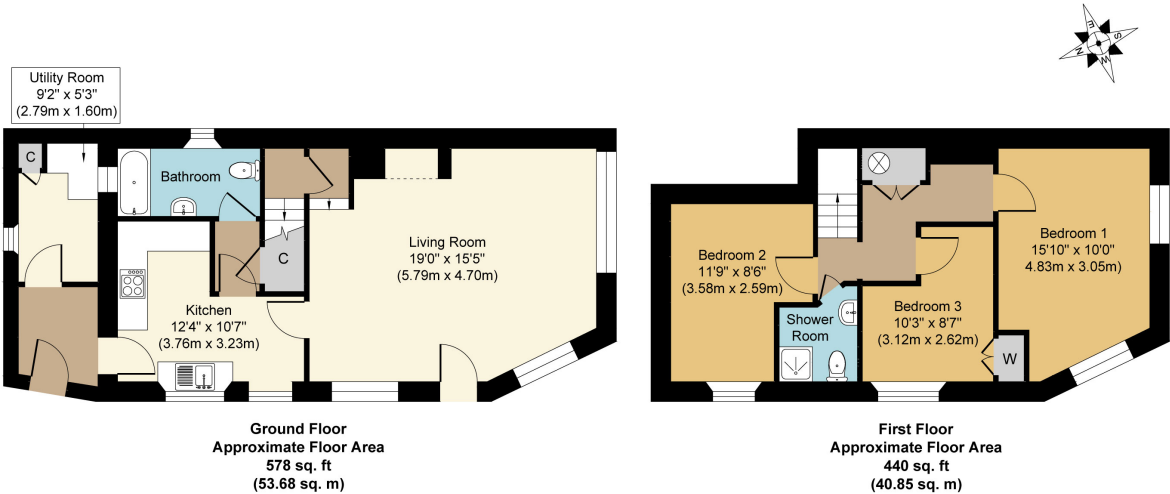
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place.

References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)			82
A			
(81-91)			
B			
(69-80)			
C	25		
(55-68)			
D			
(39-54)			
E			
(21-38)	25		
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			