



**John
Wood
& Co**

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4 Hillside, Axmouth, Devon EX12 4BA

Offers in Excess Of £410,000 Freehold



PROPERTY DESCRIPTION

An appealing and spacious semi-detached three bedroomed cottage, located in an idyllic semi-rural location on the outskirts of Axmouth, with a lovely south facing decking area at the front, a terraced garden to the rear, pleasing rural views, together parking for two vehicles opposite the property.

The light and bright accommodation briefly comprises; on the ground floor, entrance hall, a cosy living room with a log burning stove, a stylishly fitted kitchen/ dining room and a ground floor WC. On the first floor, there are two excellent sized double bedrooms, a third single bedroom/ study, and a fitted bathroom.

Outside, there is a good sized south facing area of decking and patio and an excellent sized terraced rear garden offering a good degree of privacy, together with a timber built home office. There is ample opportunity to extend from the kitchen/ dining room, subject to any necessary consents.

Both the front patio/ decking area and the terraced rear garden offer delightful settings for outside entertaining and al fresco dining.

FEATURES

- Three Bedrooms
- Semi-Detached Cottage
- Scope for Extension (Subject To Consents)
- South Facing Front Decking area
- Terraced Rear Garden
- Living Room With Log Burner
- Stylishly Fitted Kitchen/ Dining Room
- Home Office in Garden
- Pleasing Rural Views
- Parking For Two Vehicles





ROOM DESCRIPTIONS

The Property: -

4 Hillside has double glazed windows, with the front windows having been recently replaced.

Ground Floor

From the entrance hall, there are stairs that lead to the first floor and a door to the living room, where there is a log burner.

From the living room there is a door which leads to a stylishly fitted kitchen/ dining room, with a door providing access to the side and the terraced rear garden, and a door to the ground floor WC.

The kitchen has been principally fitted to three sides, with a range of white high gloss units, with inset one and a half bowl stainless steels sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine and space and plumbing for dishwasher. Inset four ring electric hob with extraction above, together with a built in double oven and grill.

First Floor

The first floor has two good sized double bedrooms, one with an airing cupboard housing the hot water tank and immersion heater, a third smaller double or single bedroom, together with a family bathroom.

Outside

Opposite this charming property, there is parking for two vehicles, with steps leading up to the property and the south facing front decking and patio area, which offers a delightful setting for outside entertaining and al fresco dining.

Terraced Rear Garden

To the rear of the property, there is an excellent sized terraced garden, which benefits from pleasing rural views and a timber built home office.

Scope To Extend (Subject to any necessary consents)

There is ample opportunity to extend from the kitchen/ dining room, subject to any necessary consents, to create a large kitchen/ dining/ family room if required.

Council Tax

East Devon District Council; Tax Band B - Payable 2024/25: £1,876.27 per annum.

Axmouth

Axmouth is a delightful village located on the River Axe estuary and only a short level distance from the Jurassic Coast and the sea front and beach in Seaton.

This charming village has numerous period properties and two excellent pubs; The Harbour and The Ship Inn.

Axmouth is ideally located for easy access to the facilities of Seaton, Lyme Regis and Sidmouth.

Local Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

Disclaimer

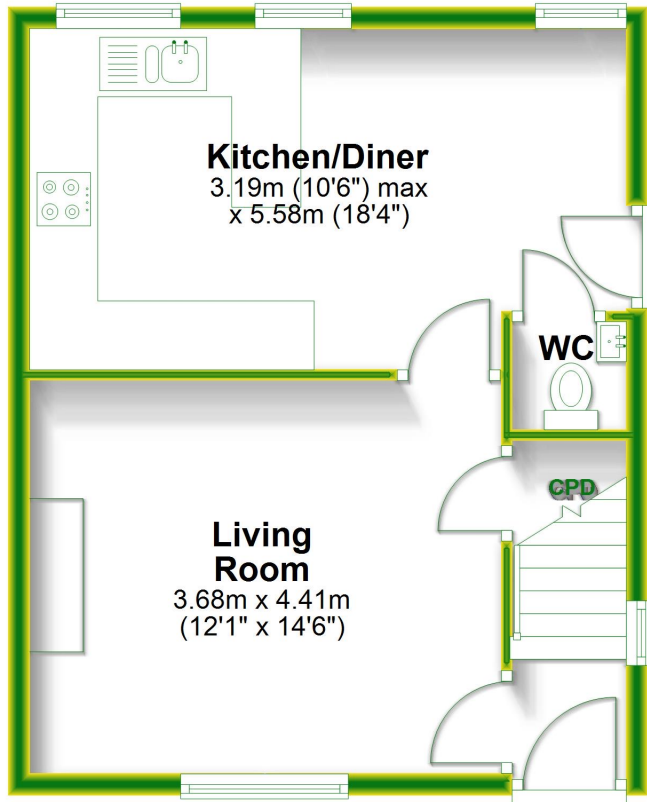
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

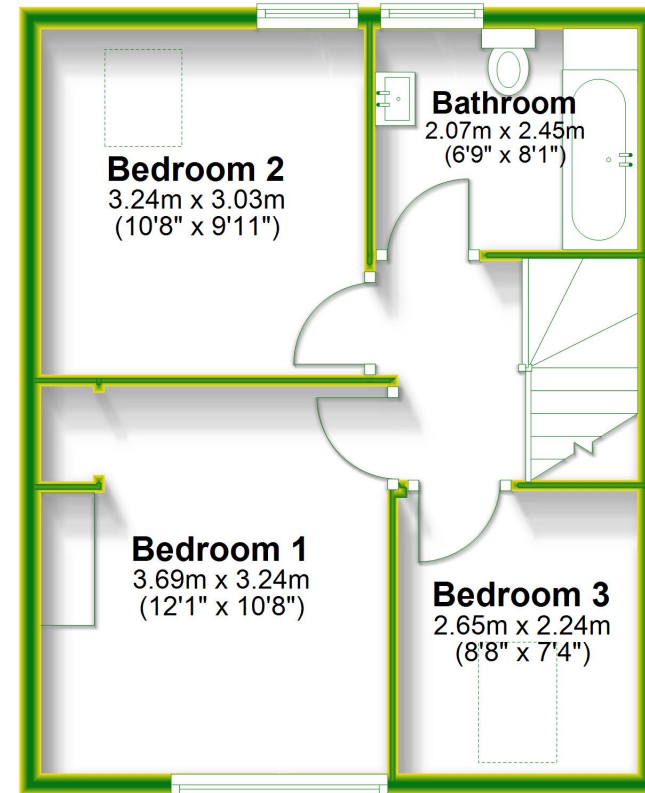
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

Approx. 38.8 sq. metres (417.1 sq. feet)



Approx. 39.1 sq. metres (420.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			55 24
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC