





## PROPERTY DESCRIPTION

A delightful and charming three/ four bedroomed detached Medieval Cob Cottage, in an excellent location at the heart of the desirable Village of Axmouth. This superb Grade II Listed Cottage has recently been renovated and updated to an impressive standard, including a full redecoration throughout, new flooring with under floor heating, together with stylishly re-fitted kitchen and bathrooms.

The beautifully presented, spacious and versatile accommodation briefly comprises; on the ground floor, entrance hall, living room with a charming exposed brick fireplace, a second reception room or fourth bedroom, a double bedroom with an en-suite style wet room, a good sized kitchen/ dining room with patio doors to the garden and a utility room with a separate WC. The first floor has two bedrooms, one with an en-suite shower room and a dressing room and one with a private bathroom.

Outside, there is driveway parking and a good sized enclosed rear garden, which offers a delightful setting for outside entertaining and al fresco dining. The property also benefits from approved planning permission for the construction of a double garage.

This charming and unique Cob Cottage comes to the market with no onward chain.

## FEATURES

- No Onward Chain
- 3/4 Bedrooms
- Detached Cottage
- Recently Updated and Improved
- Beautifully Presented Throughout
- Separate Utility Room with WC
- Stylishly Fitted Kitchen/ Dining Room
- Onsite Parking
- Landscaped and Level Rear Garden
- Excellent Village Location





## ROOM DESCRIPTIONS

### The Property -

This delightful Grade II Listed Medieval Cob Cottage has double glazed windows, under floor heating and air source heat pump central heating.

The property can be accessed via the main front door, via a side gate or from the driveway parking at the rear.

### Ground Floor

A spacious entrance hall provides access to the sitting room, a second reception room/fourth bedroom, an excellent sized kitchen dining room with a separate utility room and WC, together with a ground floor double bedroom with an en-suite shower room.

### First Floor

The first floor has two good sized double bedrooms, one with the benefit of a dressing room and en-suite shower room, together with a separate family bathroom.

### Planning permission for a double garage

The property benefits from approved planning permission for the construction of a double garage in the garden. The application reference is: 22/1594/FUL.

### Grade II Listed

Cottage. Circa C16. Roughcast rendered stone. Asbestos slate roof with hipped and half hipped ends. Two storeys. Three window range. C19 one, two and three light casements with glazing bars. Cross passage. Doorway to right of centre with heavy chamfered timber doorframe with cambered arch. Brick ridge chimney stack at centre. Single storey stone rubble wing at rear. Staircase projection at rear. Interior: heavy ceiling beam with deep chamfer and stops.

Listing NGR: SY2581091089

### Council Tax

East Devon District Council; Tax Band E - Payable 2024/25: £2,948.39 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

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.

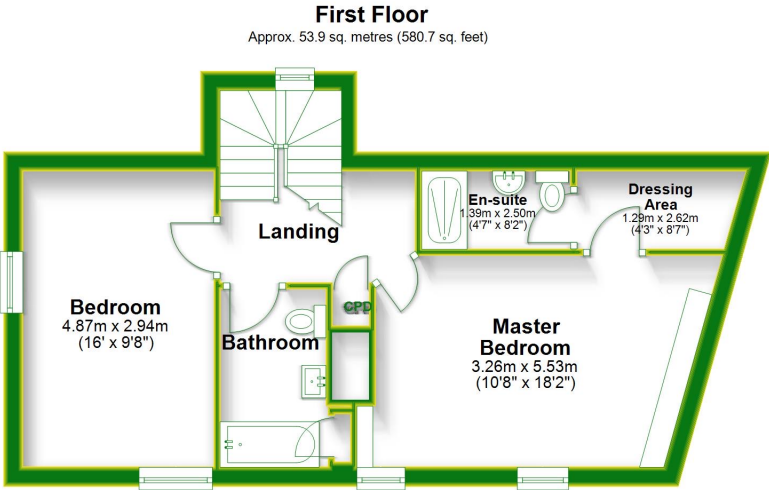
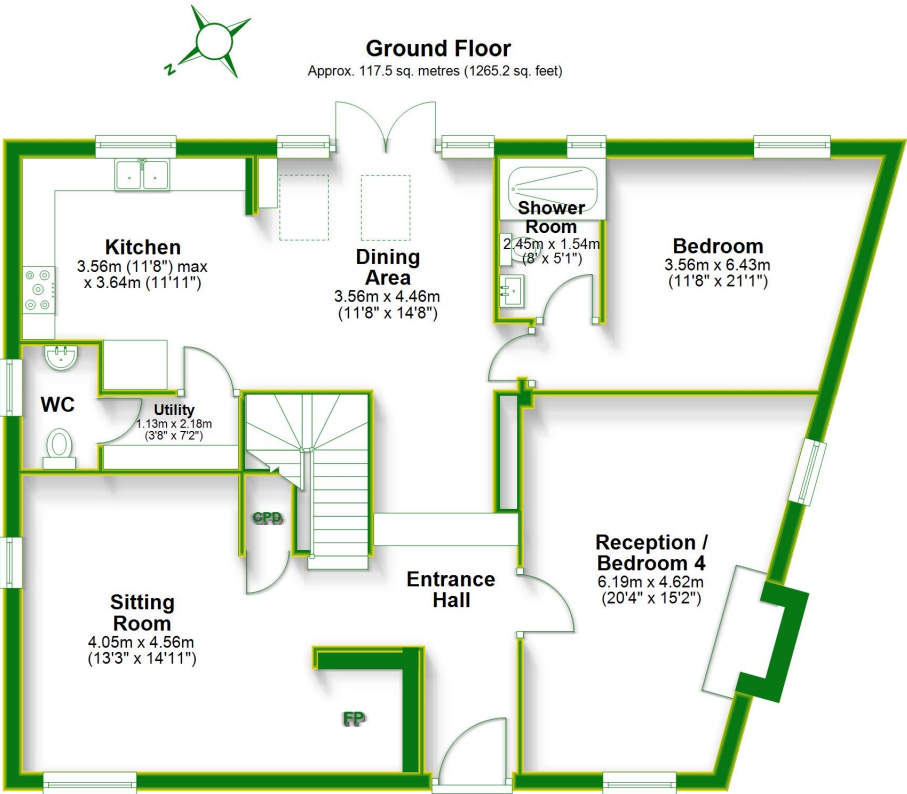
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers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

Client Money Protection provided by Propertymark: C0124251



Total area: approx. 171.5 sq. metres (1845.9 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 epsolutions.co.uk  
Plan produced using PlanUp.

38 Church Street, Axmouth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	48	72
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	48	72
D		
(39-54)		
E		
(21-38)	48	72
F		
(1-20)	48	72
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		