





PROPERTY DESCRIPTION

An appealing double fronted, end of terrace four bedroom cottage, located in an idyllic semi-rural location on the outskirts of Axmouth, with pleasing colour washed elevations, and a south facing patio at the front, together with road side parking sufficient for two cars.

The spacious and well-presented accommodation briefly comprises; on the ground floor, a cosy living room with a log burning stove, a second reception room, kitchen/ breakfast room and a boiler/boot room leading to a well fitted shower room.

On the first floor, there are two excellent sized double bedrooms with pleasing views at the front, a fitted bathroom, and a double bedroom/ study which has access to the rear garden, and stairs up to further accommodation in the converted roof space. On the second floor, is a further double bedroom or home office that opens up to either a further single bedroom or storage room.

Outside, there is a good sized south facing front patio, an excellent sized rear garden offering an excellent degree of privacy with various seating opportunities. The gardens make a delightful setting for al fresco dining and outside entertaining.



FEATURES

- No Onward Chain
- Double Fronted Cottage
- Four Bedrooms
- Idyllic and Quiet Location
- Private Enclosed Rear Garden
- Attractive Rural Views
- Two Bathrooms
- Pleasing South Facing Front Patio
- Living Room with Wood Burner
- Spacious and Versatile





ROOM DESCRIPTIONS

The Property:
The property benefits from oil fired central heating, with a cold water tank in the inner loft, and partial double glazed windows.
Part single glazed front door into: -

Living Room
Dual aspect, with double glazed windows to the front and side. Feature fireplace, fitted with a log burning stove. Three radiators. Character ceiling beam. Door to second reception room. Steps up with a door into the hallway, providing access to the stairs to first floor and inner hall. Two steps up to the kitchen/ breakfast room.

Second Reception Room
Double glazed window to front. Two radiators. This room is presently used as a second sitting room, but would make a useful dining room or guest bedroom.

Kitchen/ Breakfast Room
Part glazed door to side, proving access to the gardens. Double glazed windows to side and rear. Door to pantry with a marble shelf. Character ceiling beam, Radiator. Space for free standing fridge freezer.
The kitchen has been principally fitted to two sides with a range of attractive cottage style units. On one side, there is an L shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for dishwasher. Space and plumbing for washing machine. On the other side of the kitchen, there is a further run of work surface with cupboards and drawers beneath and inset space for cooker.
Door to: -

Inner Hall
Internal door to living room. Stairs to first floor with a good sized under stairs storage cupboard. Two steps up to: -

Boiler/ Boot Room
Range of useful wall mounted cupboards. Wall mounted Drayton programmer. Oil fired boiler for central heating and hot water. Radiator. This room would make an ideal utility room.
Door to: -

Ground Floor Shower Room
Double glazed window to rear. Double glazed Velux to roof. Radiator. White suite, comprising; WC with co-ordinating seat, pedestal wash hand basin with chrome taps and splashback. Corner shower cubicle, with a Mira electric shower fitted and a glazed door.

From The Inner Hall
Stairs lead up to the first floor accommodation.

First Floor Landing
Double glazed window to rear at half landing. Radiator. Doors off to two good sized double bedrooms, a family bathroom, and a third double bedroom/ study or hobbies room with stairs providing access to the second floor loft conversion.

Bedroom One
Dual aspect, with a single glazed window to front, and a double glazed window to side. Feature cast iron fireplace. Picture rail. High ceiling. Radiator.

Bedroom Two
Single glazed window to front. Picture rail. High ceiling. Radiator.

Bathroom
Double glazed window to rear offering pleasing garden views. Radiator. High ceiling. The bathroom suite comprises; WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Panel bath with chrome taps, a shower attachment over, and a shower curtain. Doors to large airing cupboard.

Bedroom Three/ Study One
Double glazed window to side. Part double glazed door providing access to the enclosed and private rear garden. Radiator. High ceiling. Stairs to the second floor.

Second Floor

Bedroom Four/ Study Two
Triple aspect, with double glazed Velux windows to the front and side, providing pleasing views. Radiator. Part restricted head height. Two doors into eaves storage.
Door to: -

Bedroom Five (single) / Storage Room
Velux window to front. Two doors to eaves storage. Radiator.

Outside
The property is approached via stone steps, with roadside parking available to the front of the property.
The steps lead to a pleasing south facing front patio, which has ample space for table and chairs, to enjoy the fabulous views, enjoy a meal, or just relax and take in the sunset.
The patio is directly in front of this charming cottage, and to the side, there is a path with steps that lead to the rear garden.

Rear Garden
An excellent sized garden which has been attractively landscaped, offering privacy, with areas of terrace and lawn, with pleasing views over the hills surrounding Axmouth. The garden benefits from various seating areas, a summer house and provides a truly delightful and idyllic setting for outside entertaining and al fresco dining.

Council Tax
East Devon District Council; Tax Band C - Payable 2024/25: £2,144.29 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 excelling pubs; The Harbour and The Ship Inn. Axmouth is ideally located for easy access to the facilities of Seaton, Lyme Regis and Sidmouth.

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.

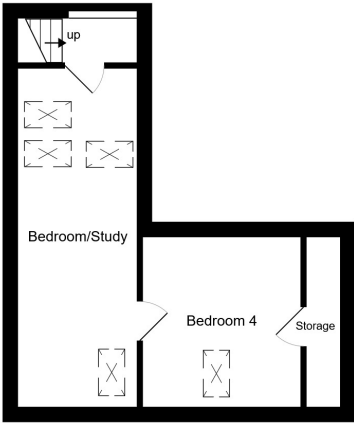
Disclaimer
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars 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

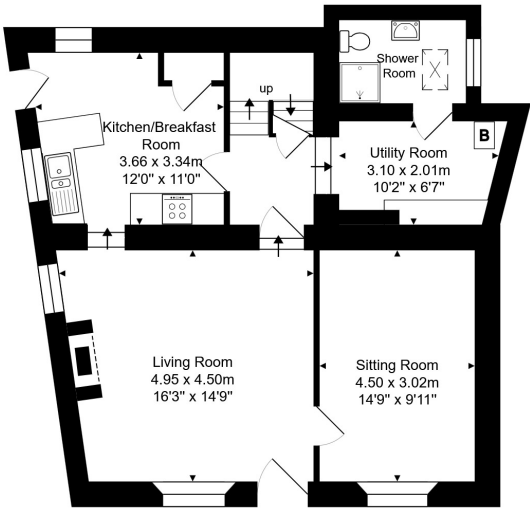


Total Area: 152.4 m² ... 1640 ft² (excluding storage)

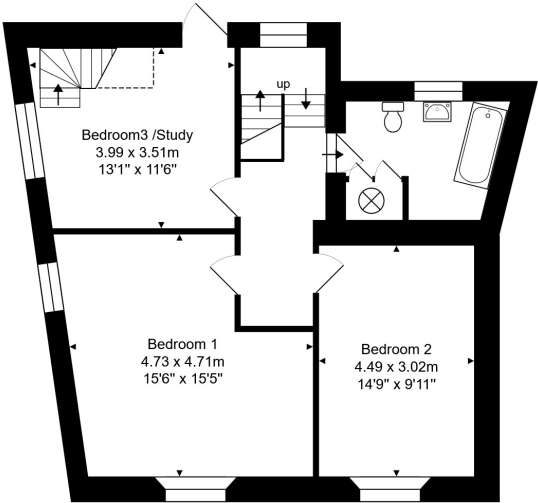
Not to scale. Measurements are approximate and for guidance only.



Second Floor



Ground Floor



First Floor

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			78
(55-68)	D			
(39-54)	E		51	
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	