



Jaybees



Jaybees

Kilminster, Axminster, Devon, EX13 7SL

What 3 words-///position.pave.grit

Spacious 4 bedroom home with amazing views in over 3/4 acre of gardens with lots of parking and studio. PV panels and battery system.

- Wonderful Axe Valley Views
- Adaptable accommodation
- Double garage & parking
- PV, battery system and air source
- Freehold
- 2664 sqft house
- Open plan living room
- Studio & workshop
- In all 0.76 acres
- Council tax band F

Guide Price £750,000

The property occupies an elevated position on the southern edge of Kilminster, enjoying far reaching views across the Axe Valley countryside within the East Devon National Landscape. The village offers a range of everyday amenities, while the nearby market town of Axminster provides a wider selection of shops, schooling and a mainline railway station with direct links to London.

This substantial brick built home has timber double glazed windows offering spacious accommodation extending to approximately 2664 sq ft. The owners have significantly enhanced the property with the installation of a PV array, battery storage system and air source heat pump, together with the addition of en suite facilities to the first floor bedrooms.

The layout is particularly flexible, with a large open plan living space enjoying excellent natural light and views, a large kitchen in need of updating. A second reception room, currently used as a study or snug and shown as bedroom 3 on the floor plan, provides potential to create semi self contained accommodation, ideal for multi generational living.

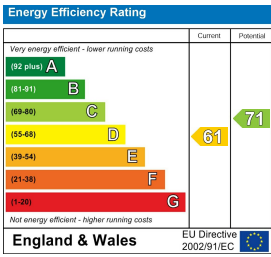
The property is approached via a private driveway providing ample parking and access to a double garage. The gardens extend to around 0.76 acres and are mainly laid to lawn, interspersed with mature planting and enjoying a high degree of privacy along with outstanding countryside views. At the top of the garden is an insulated studio with WC and workshop.

SERVICES Mains water and electric. Private drainage (not tested). Standard broadband (up to 30 Mbps), mobile coverage good outside (Ofcom).



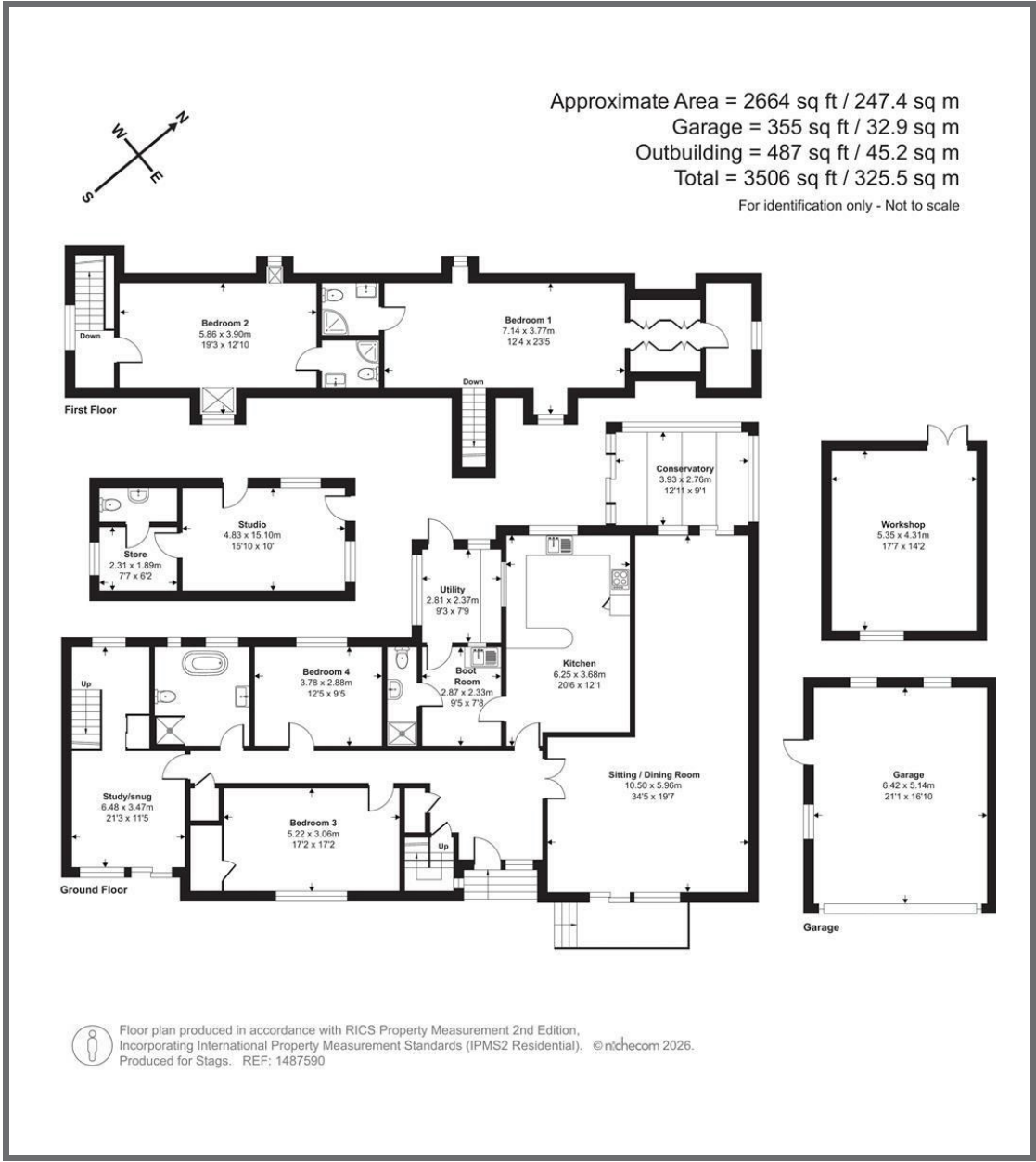


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London