



Cherryholt

Whitford Road, Kilmington, Axminster, Devon

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Whitford Road
Kilmington
Axminster
Devon EX13 7RG

This detached bungalow occupies a corner plot, in a lovely position and only a moment from the village centre, with a garage, established gardens and off-street parking.



- Detached Chalet Bungalow
- Off Road Parking & Garage
 - Wrap around garden
 - Corner plot
 - Village location

Guide Price **£395,000**

Freehold

Axminster Sales
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THE PROPERTY

A detached dormer bungalow, thought to have been built in the 1960's with three double bedrooms one that is fitted with a W/C and a wash hand basin, a shower room, a cloakroom, off road parking for several vehicles and a single garage with a store room located to the rear. The property is beautifully situated in a semi-rural location, with wrap around garden on the outer edge of the village, with views of the countryside, yet only a short walk from the amenities on offer in Kilmington.

ACCOMMODATION

The entrance hall provides access to all rooms on the ground floor and a staircase to a bedroom on the first floor. This bedroom bears special mention as it would be ideal for anyone wishing to work from home as it has ample storage. There is a spacious living room with an archway leading into the dining area. The double aspect kitchen has ample storage, a built-in electric oven, electric hob, space for white goods and room for a kitchen table, a door to a rear lobby, with a WC and a boot room which allows access into the garden. There are two double bedrooms on the ground floor, both with built-in storage, and a family shower room. The main bedroom is on the first floor has the added benefit of an en-suite facilities, built-in wardrobes and storage. There is also further eaves storage available, accessed off of the main bedroom.

OUTSIDE

The property is approached from the lane side on to the driveway providing off road parking and in turn leads to the detached single garage with an up and over door, light and power, oil boiler and pedestrian door into the garden. The corner plot is stocked with mature shrubs and flowerbeds with a level lawn to three sides.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band E.

SITUATION

The property is situated towards the outer edge of the ever-popular East Devon village of Kilmington. The village provides an excellent range of local facilities including a primary school, two churches, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and two public houses. Further information on the village including many of the social events can be found on the website: www.kilmingtonvillage.com. Axminster (2 miles) is a market town on the Eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including two supermarkets: plus schools, churches and a main line railway station on the

Exeter to Waterloo line. The beautiful Axe valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles

SERVICES

Mains electricity, water and drainage.
Ultrafast broadband and mobile network coverage available.

DIRECTIONS

What3Words
[///w3w.co/noting.tuck.laminated](http://w3w.co/noting.tuck.laminated)

MATERIAL INFORMATION

The property is situated in an area with a very low flood risk.

Agents Note.
The vendors will be buying on.





Whitford Road, Kilmington, Axminster

Approximate Area = 1400 sq ft / 130 sq m

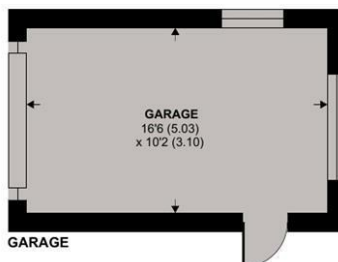
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1594 sq ft / 148 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1419655



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	36

EU Directive 2002/91/EC

Axm/ACR/27.2.26



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