



## 2 Lynhayes

The Street, Kilmington, Axminster, EX13 7SR

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A beautifully presented and extended 4 double bedroom semi-detached house with 2 reception rooms in a desirable village location with countryside views and parking

- Entrance porch and hallway
- Good-sized sitting room with a wood burner
- Wonderful dining room with a wood burner
- Well-proportioned kitchen with a utility and cloak-room
- Three first-floor double bedrooms
- Modern family bathroom
- Well-proportioned loft room
- Neat enclosed southerly facing gardens and parking
- Wonderful village location

Guide Price £395,000

### SITUATION

2 Lynhayes is situated right in the heart of the pretty and popular village of Kilmington, which in turn is set in some of East Devon's most attractive countryside. The property enjoys an elevated location and gains far-reaching southerly views to the hills in the distance. Delightful country walks emanate from one's doorstep, with its village amenities is just a few minutes' walk away.

Kilmington has two public houses, village hall, primary school, parish church and popular farm shop and is situated about 2 miles west of the market town of Axminster. Axminster has a mainline rail link to Waterloo, Tesco's store and a good range of independent shops and restaurants. The bustling market town of Honiton is some 8 miles to the west, which also has an extensive range of amenities. The property also lies only 6½ miles away from the renowned Colyton Grammar School, one of England's top mixed state schools. The World Heritage Jurassic Coast at Lyme Bay lies approximately 7 miles to the south, and the Cathedral City of Exeter is some 26 miles to the west.





Exeter has an excellent shopping centre, mainline express rail link to London (Paddington), international airport and access to the M5 motorway.

### THE PROPERTY

A beautifully presented and extended 4 bedroom semi-detached ex-local authority house situated in a lovely elevated position right in the heart of the popular village of Kilmington. The bright and spacious oil centrally heated accommodation has an entrance porch that leads into the traditional hallway which opens into the well-proportioned sitting room with a wood burner to the right and a wonderful dining room with French doors that open out to the front garden. To the rear is a lovely kitchen with plenty of storage and wooden worktops. Also at the rear is a utility room and a cloakroom. On the first-floor are the three double bedrooms and a family bathroom with a white suite and with a shower over the bath. A second staircase leads to the loft room which could be used as a loft room or hobbies room.

### OUTSIDE

The enclosed southerly facing front garden is in the main laid to lawn with a paved area to the side (currently housing a trampoline). Fully stocked shrub and flower borders provide year-round colour and interest. The garden has panel fencing boundaries and provides a safe area for pets and children.

The rear garden is partly paved and with a small area of lawn, providing space for drying washing. Storage shed and wood shed. Oil tank. Pedestrian gated shared side access.



## DIRECTIONS

From Honiton, proceed out of the town on the A35 and carry on towards Axminster. After approximately 6 miles, pass the Starbucks and car garage at Shute Pillars and continue along this road and around a sharp right hand bend. Pass lay-bys on your right and left and take the next turning on the right. Continue straight over at the junction. Follow this until you get to the T junction and turn right. 2 Lynhayes will then be found on the right hand side.

**SERVICES** - Mains drainage, water and electricity. Oil centrally heated.. Tenure: Freehold

**LOCAL AUTHORITY** - East Devon District Council - 01404 515616. Band: C

**ENERGY PERFORMANCE CERTIFICATE** - Rating: D

## AGENT NOTE

This property is subject to a Section 157 Rural Housing Restriction, which means that a buyer must have lived and/or worked in Devon for at least 3 years to qualify to buy, although there can be some exceptions to this (subject to EDDC approval).

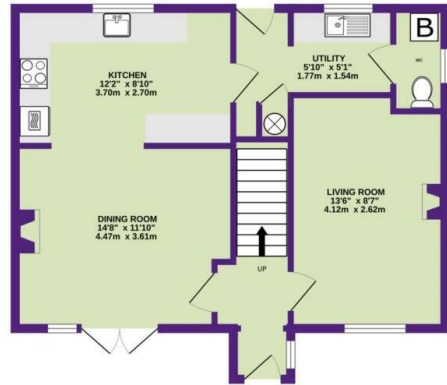
## FLOOD RISK

Flood risk information can be checked through the following: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

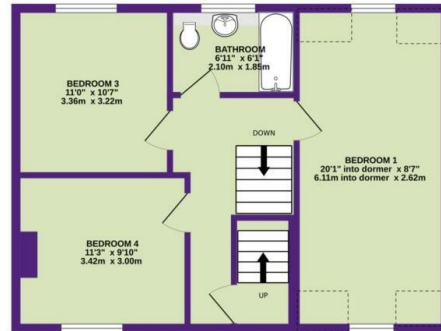
## BROADBAND & MOBILE

The seller has advised us that Super Fast Broadband is available at the property Broadband availability at this location can be checked through: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/) Mobile coverage can be checked through: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

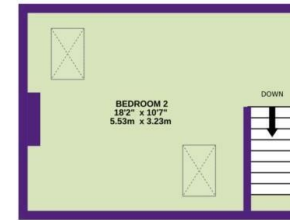
GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR  
235 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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