



Balfour Terrace, The Hill, Kilmington, Axminster EX13 7SG



welcome to

Balfour Terrace, The Hill, Kilminster, Axminster

Fox & Sons are delighted to present this enchanting two bedroom mid terraced home — brimming with timeless charm and nestled in the picturesque village of Kilminster.

Front Garden

Gravel pathway leads to porch covered front door with outside light, bordered by laid to lawn area, laid to patio to the front of the property with a cobblestone path leading along the terrace, flowerbeds, trees and hedging

The vendor has advised that there is also a small parcel of land that is part of the deeds at the end of the terrace, and a right of way alongside this to the rear gardens for access

Entrance Area

Entered via front door, wall mounted fuseboard

Lounge

uPVC double glazed window to front aspect, flagstone flooring, one wall panelled to mid-height with vertical timber slats, understairs storage cupboard, electric fireplace set within recess, ceiling light point

Dining Room

Door with double glazed glass panel to rear aspect leading to garden, flagstone flooring, open fireplace, built in dresser unit, stairs rising to first floor, electric radiator, ceiling light point

Kitchen

uPVC double glazed window to rear aspect, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, space for freestanding cooker with integrated cooker hood above, space for under counter fridge and dishwasher, ceiling light point

Landing

Sun tunnel, loft hatch, ceiling light points

Master Bedroom

uPVC double glazed window to rear aspect, feature cast iron fireplace, electric radiator, ceiling light point

Bedroom 2

uPVC double glazed window to front aspect, built in wardrobe, electric radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect. panel bath with shower over and tiled surround, low level WC, hand wash basin with tiled splashback, built in storage cupboard housing water tank, heated towel rail, ceiling light point

Rear Garden

Courtyard style rear garden, timber fence on two sides, laid to patio, rear access gate, flowerbeds, outside tap

Location

Tucked away in the heart of the village of Kilminster - a popular village which has a range of amenities, including a village store, farm shop, two public houses, sporting ground, church and village hall, and has excellent primary and secondary schools nearby (including Colyton Grammar). It is also an ideal base from which to commute to Exeter, which is 23 miles away, with easy link roads to the M5 and Exeter Airport. The historic market town of Axminster is within easy driving distance, which offers weekly market, a host of local shops and eateries, larger supermarkets and excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer beautiful beaches and further amenities.





view this property online fox-and-sons.co.uk/Property/AXM105018



welcome to

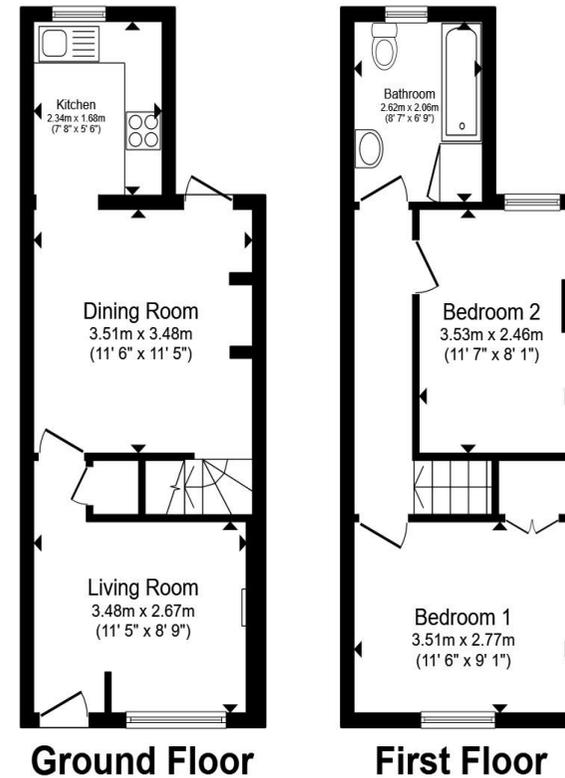
**Balfour Terrace, The Hill, Kilmington,
Axminster**

- CHARMING TWO BEDROOM HOME
- COUNCIL TAX BAND B
- NO ON GOING CHAIN
- BEAUTIFUL PERIOD FEATURES
- COSY LOUNGE & SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Total floor area 62.2 m² (670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online fox-and-sons.co.uk/Property/AXM105018



Property Ref:
AXM105018 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk