



Oak Rise Smallridge, Axminster EX13 7JH

welcome to

Oak Rise Smallridge, Axminster

Nestled within the peaceful and highly sought-after village of Smallridge, this beautifully presented three-bedroom semi-detached home offers the perfect blend of countryside charm and modern family living.

Front Of Property

Paved wooden gated driveway, raised planters with established flowers, outside light, EV charging point, access to rear garden

Entrance Hallway

Entered via uPVC front door, doors leading to subsequent rooms, contemporary vertical radiator, ceiling light point

Downstairs Cloakroom

uPVC opaque double glazed window to front aspect, low level WC, vanity hand wash basin, heated towel rail, ceiling light point

Kitchen

uPVC double glazed window to front aspect, range of wall and base units with worktop over and tiled splashback, integrated mid height double oven and microwave, integrated gas hob with cooker hood over, stainless steel drainer sink, space for 1 x under counter domestic appliance and freestanding fridge freezer, feature timber breakfast bar, radiator, spotlights

Lounge

uPVC double glazed window to front aspect and sliding doors to rear aspect leading to conservatory, log burner, stairs rising to first floor with contemporary glass balustrade, radiators, ceiling light point, spotlights

Study

uPVC double glazed window to rear aspect, wall mounted boiler, built in wardrobes, built in storage cupboard, radiator, spotlights. Currently utilised as a study but with the flexibility to be used as an additional bedroom

Garden Room/Utility

uPVC double glazed window to rear aspect and double doors leading to garden, base units with worktop over and space for 1 x under counter domestic appliance, radiator, spotlights

Landing

Built in airing cupboard housing water tank, loft hatch providing access to loft with ladder and light, doors leading to subsequent rooms, radiator, ceiling light point

Bedroom 1

Two uPVC double glazed windows to front aspect with views to the countryside beyond, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to front aspect with views to the countryside beyond, built in wardrobe, radiator, ceiling light point

Bedroom 3

uPVC double glazed window to rear aspect with views to the fields beyond, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, panel bath with shower over and LED spotlights around base, low level WC, vanity hand wash basin, LED mirror, extractor fan, feature tiled walls, heated towel rail, spotlights

Rear Garden

Outside, the property enjoys a truly exceptional rear garden, offering a wonderful sense of peace, privacy and seclusion. Backing directly onto open fields, the garden provides a picturesque countryside





backdrop and far-reaching views that can be enjoyed throughout the seasons. Beautifully established and lovingly maintained, the garden is bursting with an abundance of mature plants, colourful flowers and well-stocked borders. A choice of attractive patio seating areas provides the perfect setting for outdoor dining, with front access provided through a wooden gate to the side of the property. Further benefits include a laid to astro turf area and a useful outbuilding, which is currently utilised as a fully operational bar plus workshop, making this a practical outdoor space that perfectly complements the rural setting.

Solar Panels

The property is equipped with 16 solar panels, offering an energy-efficient addition that supports modern, economical living. They are fully owned with a feed in tariff income

Location

Smallridge is a charming East Devon village surrounded by unspoilt countryside and nestled within the beautiful Blackdown Hills National Landscape, offering an enviable balance of rural tranquillity and everyday convenience. The village enjoys a strong sense of community and benefits from a range of local amenities, including a well-regarded primary school, an active village hall hosting a variety of community events and activities, and the popular Ridgeway Country House Hotel & Restaurant, providing an excellent venue for dining and socialising.

Just a short drive away lies the thriving market town of Axminster, offering a comprehensive range of shops, supermarkets, cafés and leisure facilities, together with a mainline railway station providing direct services to London Waterloo, making the area particularly appealing to commuters and those seeking excellent transport links.

For lovers of the coast, the world-famous Jurassic Coast is within easy reach, with the picturesque

seaside town of Lyme Regis renowned for its stunning beaches, historic harbour, fossil-rich shoreline and breathtaking coastal scenery. Whether enjoying a day on the beach, exploring the South West Coast Path, or discovering the many surrounding villages and countryside walks, this highly desirable location offers an exceptional lifestyle, perfectly combining the very best of coast and country living.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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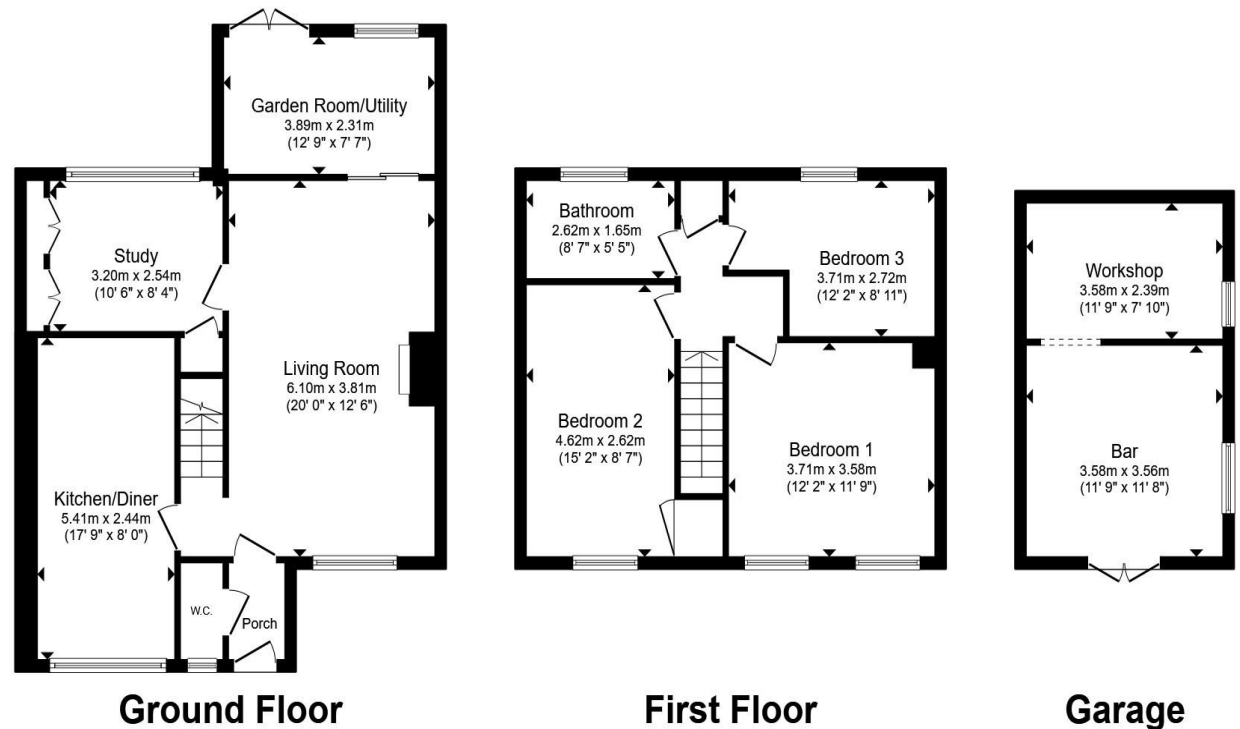
Oak Rise Smallridge, Axminster

- SEMI-DETACHED HOME
- THREE BEDROOMS
- COUNCIL TAX BAND D
- TWO RECEPTION ROOMS PLUS GARDEN ROOM/UTILITY
- BEAUTIFUL LOW MAINTENANCE GARDEN BACKING ONTO FIELDS

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£400,000



Total floor area 131.5 m² (1,415 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

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