

CLOSEST SCHOOLS

PRIMARY

Offwell Primary School

<https://offwell-primary.devon.sch.uk>

Kilmington Primary School

www.kilmington-primary.org.uk

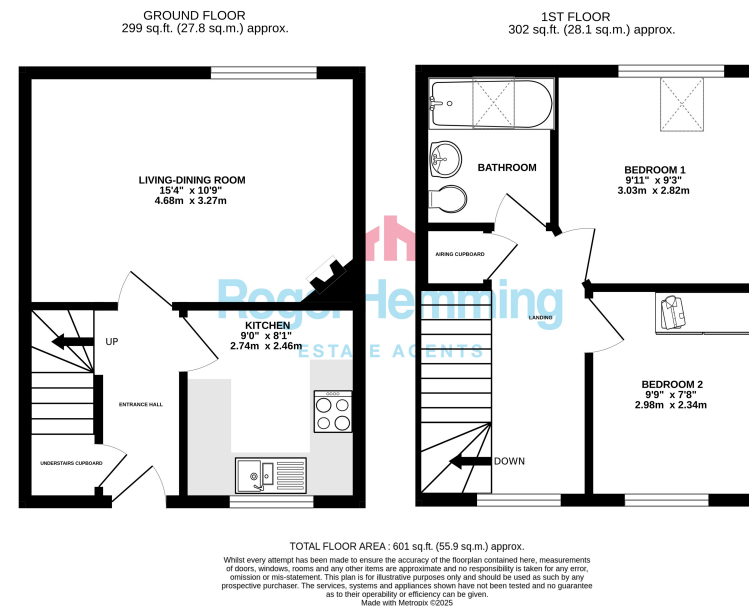
SECONDARY

Honiton Community College

www.honitoncollege-devon.sch.uk

Axe Valley Academy

<https://axevalley.bep.ac>



LOCATION

The nearby East Devon towns of Axminster and Honiton both have excellent lines of communication, with access to the A30, A303 and A35 trunk roads. The A30 dual carriageway links Honiton to Junction 29 of the M5 Motorway at Exeter. Both towns have railway stations with regular services linking the area to the rest of the country. There's an international airport at Exeter with regional and continental scheduled air services.



FIND OUT MORE

Viewing by prior appointment:
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To see more details on this and all our homes go to
www.rogerhemming.co.uk



VALLEY COTTAGE, WIDWORTHY COURT WILMINGTON EX14 9JN

If you're after a Westcountry bolthole, one you can lock & leave, this could be the one for you! Just imagine throwing your bags into the car on a Friday afternoon and then heading down to Devon for a weekend getaway...

£200,000
leasehold

TYPE
Terraced Cottage

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
1

OUTSIDE
Communal Gardens

PARKING
Resident & Visitor Parking

HEATING
Economy 7 Electric Heating
Woodburning Stove

ENERGY RATING
to follow



ROGER HEMMING'S VIEW...

Widworthy Court is a gorgeous Grade II listed Palladian Mansion, dating back to the early 19th Century. The main house and outbuildings were converted into individual flats and mews-style cottages in the late 1990s and whilst several are used as weekend homes, many are occupied all year round. Valley Cottage was adapted from the former stable block and it now offers very individual and surprisingly modern living space. The front door is approached through an arched courtyard and there's a traditional entrance hall leading to the principal rooms. There's a smart fitted kitchen with cream shaker-style cupboard and drawer storage units and the fitted oven, hob and hood are included in the sale. To the rear is a comfortable living room with space for a dining table and chairs. The cottage has Economy 7 night-storage heaters and there's a handy woodburning stove in the living room. There are two first floor double bedrooms, the pretty master bedroom at the rear has a high sloping ceiling and the second bedroom has fitted wardrobes. The attractive bathroom has a classic white suite with a shower over the bath.

"We really believe this property is great value and given the facilities available, the management costs seem very reasonable. We've been realistic when setting the asking price and there's no onward chain, which is always useful."

WHAT THE AGENT SAYS...

OUTSIDE

Widworthy Court is surrounded by grounds of c.10 acres with manicured communal gardens and courtyards, sweeping open parkland and mature broadleaf woodland. There's allocated parking for residents and a visitors' car park. The development has a residents' leisure complex with an indoor swimming pool, a well-equipped gymnasium, sauna, jacuzzi, steam room and there's a full-size tennis court in the grounds.

The nearby towns of Axminster and Honiton are on the Exeter to Waterloo railway line and the coastal resorts of Lyme Regis, Seaton and Sidmouth are just a short car journey.

OUTGOINGS: Widworthy Court has an in-house management company: Widworthy Court Management Ltd. All properties have a 999 year lease granted in 1998 and each owns a share of the freehold. There's a monthly service charge of c.£191 which covers the maintenance of the communal areas, use of the shared facilities and the buildings insurance.