



**3, Newtons Orchard, Kilminster,
Axminster, Devon, EX13 7UG**

**TO LET
£1600 PCM**

A Four-Bedroom Detached Family Home in the Popular Village of Kilminster with double garage and garden. Council Tax Band: F EPC: E (50)



Located in Kilminster, just outside Axminster, this spacious four-bedroom detached home offers versatile living accommodation, a double garage with internal access, and generous driveway parking.

The ground floor includes a living room with a feature fireplace and sliding patio doors opening onto the rear garden. There is a separate dining room with a rear aspect, and an additional study/garden room providing flexible space for home working or hobbies. The kitchen offers space for a freestanding cooker, under-counter fridge, and dishwasher, with a separate utility room featuring a sink, space for tall fridge freezer, plumbing for a washing machine, and an external door to the garden. A cloakroom/WC completes the downstairs accommodation.

The double garage is fitted with lighting and power and can be accessed internally from the property, offering convenient storage or workshop potential.

Upstairs, there are four bedrooms and a family bathroom fitted with a bath and shower facility, combination vanity handwash basin, and WC. The main bedroom benefits from an en suite shower room including a WC, handwash basin, bidet, and shower enclosure.

Outside, the property enjoys a private garden mainly laid to lawn, with planting borders and a patio area ideal for outdoor dining or relaxation.

- Living Room 6.61m x 3.74m
- Dining Room 3.71m x 3.05m
- Kitchen 3.90m x 3.16m
- Bedroom One 3.94m x 3.91m
- En suite 2.25m x 1.76m
- Bedroom Two 3.81m x 3.94m
- Bedroom Three 3.70m x 2.95m
- Bedroom Four 2.98m x 2.37m
- Downstairs Study/ Garden Room 3.25m x 2.46m

Double Garage 5.69mx 5.08m

Services
LPG Gas for central heating, Mains Electricity, Mains Water and Waste.
Council Tax Band: F (East Devon)

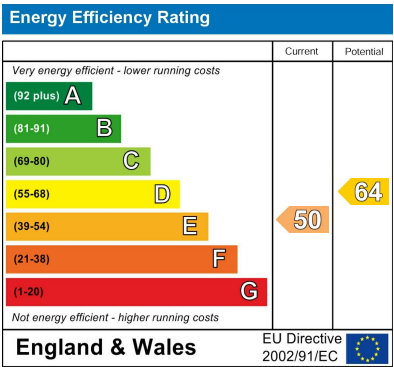
Location & Lifestyle
The property is situated in the popular village of Kilminster, which offers a welcoming community and a range of local amenities including two churches, a village hall, a primary school, Millers Farm Shop, and a service station with convenience store. The nearby market town of Axminster provides further amenities and a mainline railway station with services to London Waterloo and Exeter, making it an excellent choice for families and commuters alike.

FEES
RENT £1600.00 PCM

HOLDING DEPOSIT £369.23 (equals 1 weeks rent).
The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

DEPOSIT £1846.15 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing by appointment



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements