







## PROPERTY DESCRIPTION

A most appealing and spacious three bedroomed detached bungalow, situated in the desirable Springfields development, close to the centre of Colyford, with excellent access to the Village amenities and the grammar school. Constructed with colour washed rendered elevations, with a feature tile hanging, under an interlocking tiled roof, the property has the usual attributes of double glazed windows and gas fired central heating.

The well presented accommodation includes; good sized living room, fitted kitchen, study, conservatory, three bedrooms, bathroom, and separate WC. There is an attached single garage, and ample onsite parking, and there is an attractive enclosed landscaped garden to the rear, which offers a good degree of privacy, and provides a delightful setting for outside entertaining and al fresco dining.

This property comes to the market with no onward chain, and would make an ideal family home or holiday home.

## FEATURES

- No onward chain
- Detached Bungalow
- Three Bedrooms
- Ample Onsite Parking
- Single Garage
- Attractively Landscaped Rear Garden
- Study and Conservatory
- Separate Cloakroom
- Fitted Kitchen
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

The property has the benefit of an entrance porch, which leads into the main entrance hall.

To the left of the entrance hall, a door leads through to a study or hobbies room, with an internal door providing access to the attached single garage.

From the entrance hall, doors off to:-

### Conservatory

Glazed to two sides, with doors providing access to the gardens. Radiator.

### Sitting Room

Dual aspect, window to side and large picture window to front. Coved ceiling. Two radiators.

### Fitted Kitchen

Obscure glazed door to side providing access to the gardens and side of the bungalow. Coved ceiling.

The kitchen has been principally fitted to three sides, with a range of matching wall and base units. L shaped run of work surface, with inset stainless sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine, and space and plumbing for dishwasher. Inset four ring gas hob, with built in oven beneath and extraction over.

Further run of work surface, with cupboards below, including under counter space for fridge fitted with display cupboards and shelves over.

Door to cupboard, with wall mounted Baxi boiler for gas fired central heating and hot water.

From the kitchen, the hallway continues with a door to airing cupboard, with slatted shelves and factory insulated hot water cylinder. Hatch to roof space. Doors off to:-

### Bedroom One

Window to rear, giving attractive garden views. Radiator.

### Bedroom Two

Window to rear, giving attractive garden views. Radiator.

### Bedroom Three

Internal window to conservatory. Coved ceiling. Radiator. Sun tube.

### Shower Room

Obscure glazed window to side. Coved ceiling. White suite, comprising: close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Corner shower cubicle with curved sliding doors. Wall mounted mirrored cupboard. Full tiling to walls. Radiator.

### WC

Obscure glazed window to side. Close coupled WC with co-ordinating seat. Half tiling to walls.

### Outside

The property is approached over a tarmac entrance drive, which leads to the single garage, and provides access to the entrance porch.

### Garage

### Rear Garden

The rear garden has been attractively landscaped, and offers a good degree of privacy, with areas of lawn and patio. The lower garden is paved for ease of maintenance, with steps leading up to the upper garden, where there is a summer house, and a further area of patio.

The garden makes a truly delightful setting for this property, and offers ample opportunity for outside entertaining, summer BBQs, and al fresco dining.

### Council Tax

East Devon District Council; Tax Band E - Payable 2023/24: £2,816.09per annum.

### Colyford

Colyford is a lovely rural village, close to Colyton, and only a short distance from the town of Seaton, which has a beach, many local facilities and shops, and the World Heritage Jurassic Coastline. Locally, there is an excellent shop, Post Office, butcher, church, two pubs, village hall, playground and the well regarded Colyton Grammar School.

Colyford is also in an Area of Natural Outstanding Beauty, has the local Nature Reserve, Seaton Wetlands, on the door step, and has two stops on the Seaton Tramway, which runs between Seaton and Colyton. There is also a traffic free walk/cycle route into Seaton through the Nature Reserve.

Colyford is well located for the nearby Seaside towns of Lyme Regis and Sidmouth, and has good access to the A303, and the M5. Exeter and its attractions are also within easy reach.

### Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

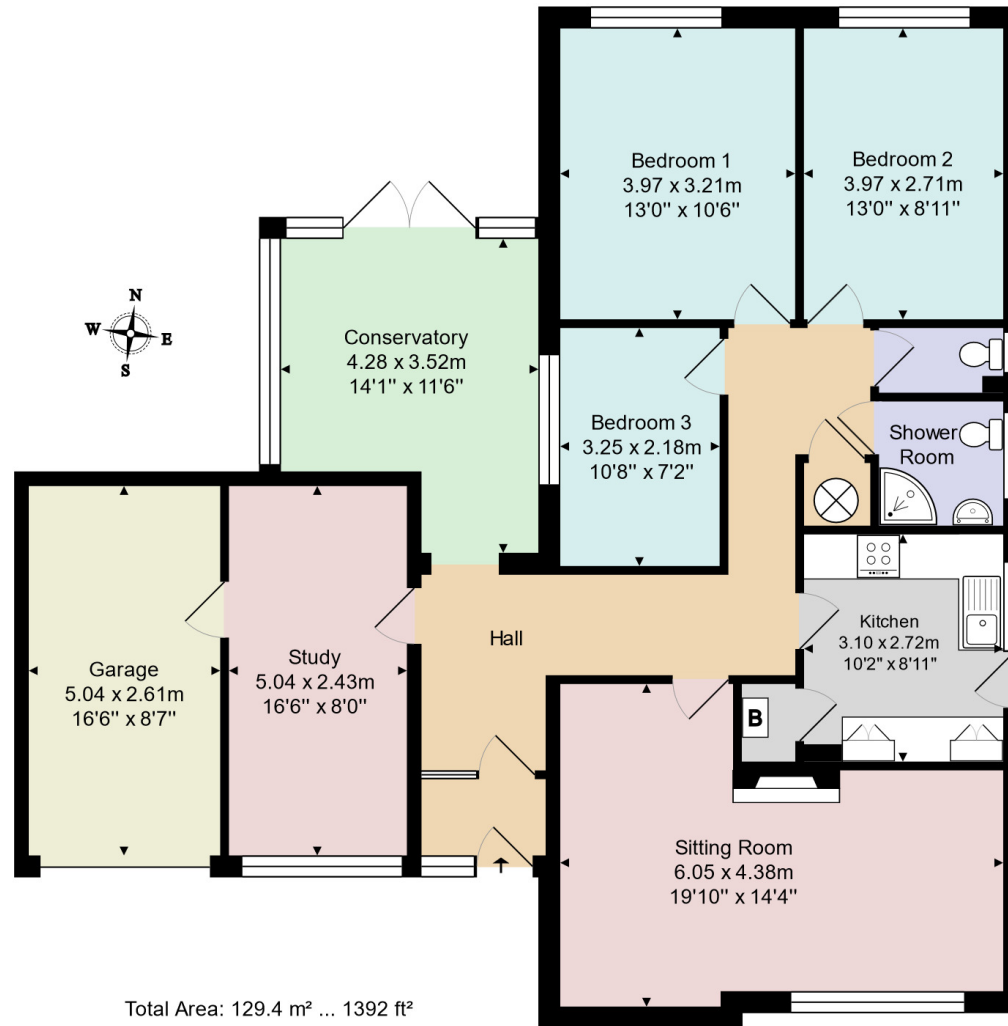
### Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251





Total Area: 129.4 m<sup>2</sup> ... 1392 ft<sup>2</sup>

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	