



**John
Wood
& Co**

**Coast &
Country since 1977**

Gully Shoot, Colyford, Colyton, Devon

Offers In Excess Of: £490,000 Freehold



PROPERTY DESCRIPTION

In a delightful waterside setting, a superb, light and spacious, two/ three bedroomed detached bungalow, that has been extended, renovated and updated to an exceptional standard. The vendors have also put in hand, a planning application to add additional first floor accommodation, to provide, a further two/ three bedrooms, together with additional bathroom facilities.

The accommodation briefly comprises; entrance lobby, large inner entrance hall, L shaped living room, twin sets of patio doors giving access to the waterside terrace, kitchen/ breakfast room, utility /conservatory, two double bedrooms, with the principal bedroom having an extensive range of built in wardrobes, and an en-suite wet room style shower room, and a family bathroom. The property has the usual attributes of double glazed windows and gas fired central heating.

Outside, a gravelled driveway provides parking for four vehicles, with space to erect a garage if required, and the most attractive garden, bi-sected with a stream, providing areas of lawn, vegetable growing areas, and a garden studio/ bedroom three.



FEATURES

- Detached Bungalow
- Two / Three Bedrooms
- Summer House
- Waterside Terrace
- Spacious, light and flexible accommodation
- Superbly renovated and updated
- Stunning landscaped Gardens
- Ample OnSite Parking
- Living Room/ Dining Room with Log Burner
- Stylish Kitchen With Utility/ Conservatory





ROOM DESCRIPTIONS

The Property:

Constructed with part cast stone and colour washed elevations under an interlocking tiled roof, with the usual attributes of uPVC double glazed windows throughout and gas fired central heating.

From the entrance hall, doors lead to:-

A dual aspect living room, with a corner log burning stove, a set of patio doors giving access to the delightful riverside terrace, and separate patio doors providing access to the side of the property and the gardens, which gives access to the garden studio.

The Kitchen/ Breakfast Room, which has been impressively fitted to two sides, with a range of matching wall and base units, with a U shaped run of surface, with built in Neff dishwasher, and a five ring Range Master cooker with double oven beneath, with extraction over. Full height double larder cupboard.

The Utility Conservatory is glazed to three sides, with the most spectacular Brook views, with another door providing access to the waterside terrace.

Both bedrooms are excellent sized doubles, with pleasing views of the garden, with the principal bedroom having an extensive range of wardrobe cupboards, with a wet room style en-suite shower room. The bathroom, has been attractive fitted with a panel bath, a separate shower cubicle, a wash hand basin and close coupled WC.

Gardens and Grounds:

The property is approached over a gravelled entrance drive, which provides a turning area and parking for up to four vehicles. There is an open fronted entrance porch, with slate steps providing access to the front door.

The delightful gardens, which approach a third of an acre, and are bi-sected by Stafford Brook. To the front of the property, there is access from the parking and turning area, through a timber gate, to a paved path, which is edged by an extensive area of lawn, which leads down to the Brook.

Surrounding the bungalow, on two sides, is an extensive natural paved patio, edged by a glass balustrade, which provides a delightful waterside setting for this superb bungalow.

The patio continues round to the side of the property, and is accessed from the living room, to a large laved area in front of the garden room/ studio. This paved area fronts a further area of lawn, edged with flower and shrub border, with a pathway down to a bridge, that cross Stafford Brook to a good sized area of garden on the other side of the Brook with a number of mature trees, a lawned area, raised vegetable beds, a timber shed and a number of fruit trees.

The garden room/ studio, is insulated with light and power, electric fire and is approximately 16x10.

The gardens and grounds make a truly delightful setting for this property, and provide ample opportunity four outside entertaining and alfresco dining.

Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,304.08 per 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.

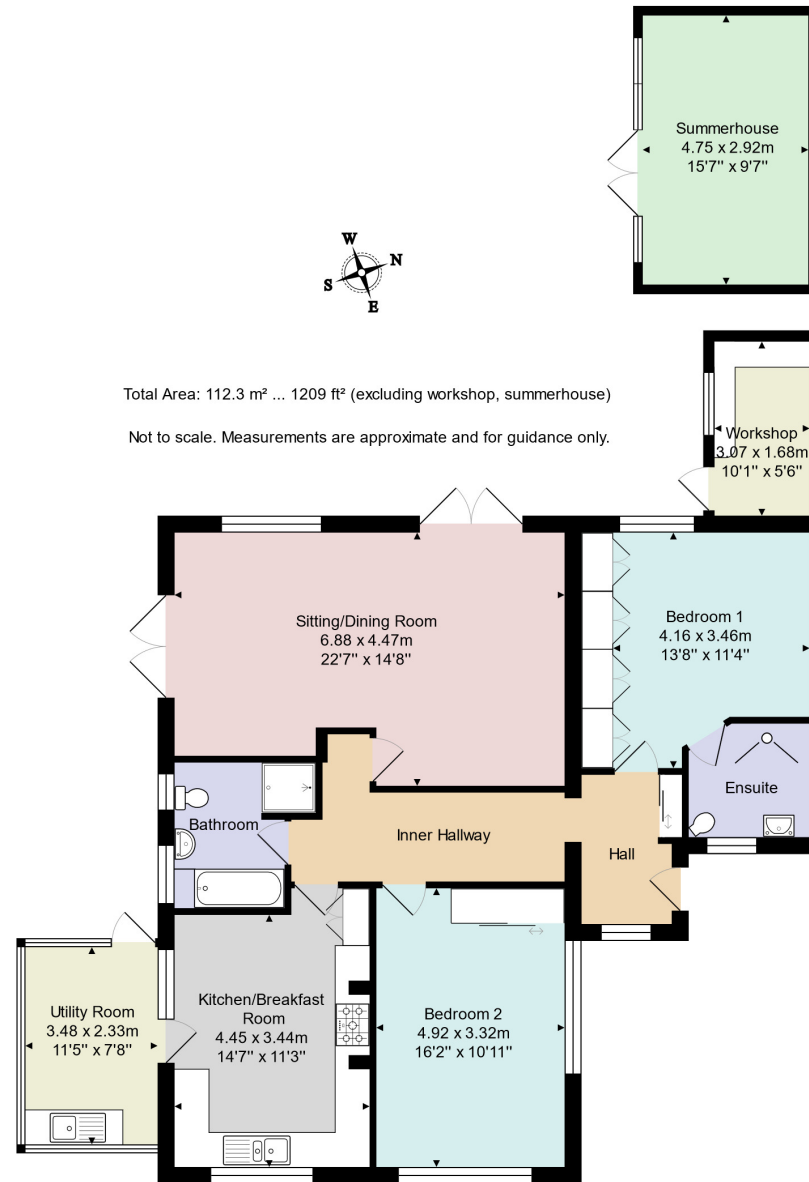
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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: 112.3 m² ... 1209 ft² (excluding workshop, summerhouse)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			