



**John
Wood
& Co**

**Coast &
Country since 1977**

Old Manor Gardens, Colyford, Devon

£525,000 Freehold



PROPERTY DESCRIPTION

A spacious and versatile three bedroomed detached bungalow, located in an excellent position for Colyford's amenities with the benefit of onsite parking, a garage and an excellent sized enclosed rear garden which offers a delightful setting for outside entertaining and al fresco dining.

The bright and light accommodation briefly comprises; entrance hall, living /dining room, kitchen/ breakfast room, an excellent sized conservatory, three double bedrooms, all with built in wardrobes, with the principal suite benefiting from an en-suite shower room, together with a family bathroom.

FEATURES

- Three Bedroom Detached Bungalow
- No Onward Chain
- Living/ Dining Room
- Excellent Sized Conservatory
- Enclosed Rear Garden
- Driveway Parking & Garage
- Spacious and Flexible
- En-Suite Shower Room
- Popular & Quiet Cul-De-Sac
- EPC Rating C





ROOM DESCRIPTIONS

The Property: -

The bungalow has the usual attributes of double glazed windows and gas fired central heating, and is approached over a tarmac entrance drive, which provides onsite parking and gives access to the garage and the front porch.

Entrance Hall

The entrance hall has a storage cupboard and an airing cupboard, together with a hatch to the roof space.

From the entrance hall, there are doors off to the living/ dining room, the kitchen, three bedrooms and a family bathroom.

Living/ Dining Room

The excellent sized living/ dining room, is approximately 21 foot long and offers a lovely light and bright reception room, with a sliding door giving access to the conservatory.

Conservatory

The conservatory is glazed to three sides with double doors providing access to the enclosed rear garden.

Kitchen

Window and door to side. The kitchen is principally fitted to three sides with a range of matching wall and base units, with colour washed door and drawer fronts with co-ordinating handles. L shaped run of work surface, with inset one and a half bowl composite sink and drainer with chrome mixer tap, with cupboards beneath. Inset four ring gas hob with extraction above. Full height unit incorporating double oven and grill. On the other side of the kitchen, there is a further run of work surface with cupboards above and beneath, including space for free standing fridge and space and plumbing for washing machine.

Bedrooms and Bathrooms

The bungalow has three bedrooms, all benefiting from built in wardrobes, with the principal bedroom further benefiting from an attractive bay window and an en-suite shower room, together with a separate family bathroom.

The en-suite is fitted with a white suite, comprising; a vanity style wash hand basin with chrome taps, built in cupboards and a WC alongside, together with a shower cubicle.

The bathroom is fitted with a white suite, comprising; vanity style wash hand basin with chrome taps, built in cupboards and a WC alongside, together with a panel bath, with a shower attachment over and a shower curtain.

Enclosed Rear Garden

The garden can be accessed by the side door in the kitchen, the gate by the garage off the driveway or the conservatory and comprises of areas of lawn and patio, providing a good degree of privacy and offering a lovely and quiet setting for outside entertaining and al fresco dining.



Council Tax

East Devon District Council; Tax Band F - Payable for the 01/04/2025 to 31/03/2026 financial year is £3,651.24

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.

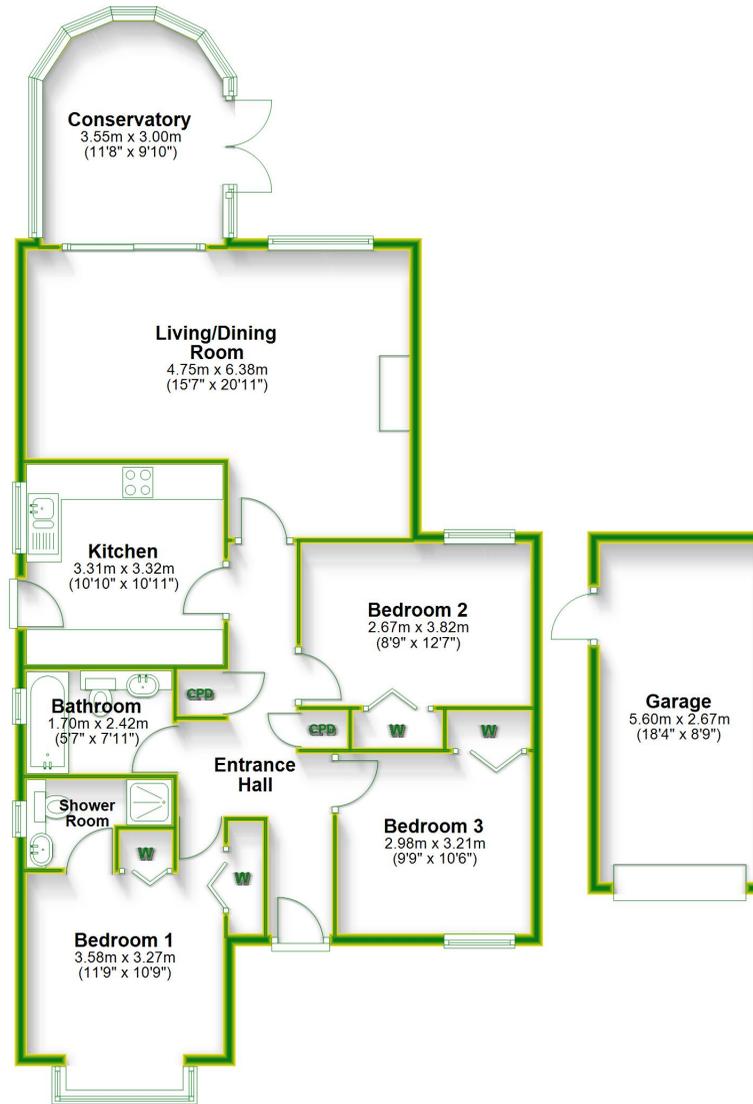
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Ground Floor

Approx. 92.4 sq. metres (994.1 sq. feet)



Total area: approx. 92.4 sq. metres (994.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	