







## PROPERTY DESCRIPTION

An extended and much improved, four bedroomed semi-detached home, located on a good sized corner plot, with pleasing outward view, over the hills surrounding Colyton. Constructed with colour washed rendered elevations under a tiled roof, the property has the usual attributes of double glazed windows and gas fired central heating, and is presented in good order throughout.

The spacious and flexible accommodation briefly comprises; two reception rooms, a good sized kitchen/ dining room, utility room and WC on the ground floor, with the first floor having, three double bedrooms, a fourth single bedroom and a family bathroom. There are enclosed gardens to the front and the side of the property, and there is a detached single garage, and ample onsite parking.

This property comes to the market with no onward chain, and would make a super family home.

## FEATURES

- No Chain
- Four Bedrooms
- Enclosed Gardens
- Good Sized Corner Plot
- Detached Single Garage
- Onsite Parking
- Kitchen/ Dining Room
- Pleasing Rural Views
- Presented in good order throughout





## ROOM DESCRIPTIONS

### The Property:

Part decorative glazed uPVC front door into: -

### Entrance Hall

Easy rising stairs to the frost floor. Radiator. Door to: -

### Reception Room One

Window to front. Coved ceiling. Radiator. . Glazed door through to: -

### Reception Room Two

Patio doors to rear, giving access to rear decked seating area, and giving lovely rural views. Radiator.

Returning to entrance hall, door to: -

### Kitchen/ Dining Room

Dual aspect, windows to front and side. Range of base units with wood effect door and drawer fronts. Run of laminate work surface, with inset single bowl stainless steel and drainer and mixer tap, with a range of cupboards and drawers beneath, including built in Bosch cooker with splashback tiling and extraction over. Further L shaped run of laminate work surface, with further matching cupboards and drawers beneath, with matching splashback tiling. Space for free standing fridge freezer. Radiator.

Door to :-

### Side Hall

Half glazed door to outside. Radiator. Door to large storage cupboard.

Archway through to: -

### Utility Room

Window to rear. Run of laminate work surface, with inset single bowl stainless steels sink and drainer with mixer tap, with cupboards beneath. Space and plumbing for washing machine. Space for tumble dryer. Door to a full sized cupboard, containing wall mounted Worcester gas fired boiler for central heating and hot water. Coved ceiling. Laminate sheet floor.

Door to WC, which comprises; white suite, with a close coupled WC, wall mounted wash hand basin with chrome taps, Window to side. Part half tiling to walls. Chrome ladder style towel rail.

### First Floor

Part galleried landing, with window to rear giving lovely outward views to the hills surrounding Colyton. Doors off to: -

### Bedroom One

Window to rear, with pleasing outward rural views. Radiator.

### Bedroom Two

Window to front. Door to built in wardrobe cupboard. Radiator.

### Bedroom Three

Window to front. Door to built in wardrobe cupboard. Radiator.

### Bedroom Four / Study

Window to rear. Radiator. Hatch to roof space.

### Bathroom

Obscure glazed window to side. White suite comprising; close coupled WC, panel bath with chrome mixer tap and hand held shower. Corner entry shower cubicle, with curved glazed shower doors, fitted with thermostatic shower. Vanity style wash hand basin with cupboards beneath. Full tiling to walls, with contrasting tiling to shower area. Shaver light. Extraction to ceiling. Chrome ladder style towel rail. Vinyl sheet flooring.



### Outside

The property is approached two ways, either via a metal entrance gate, with steps leading down to the front door, or vehicle access, is from Colyvale, with a good sized parking and turning area, which gives access to the garage.

A timber gate gives onto a paved patio, which leads round to the side of the garage, where there is a decked seating area with lovely outward views, and access via patio doors back to the sitting room.

Returning to the patio, this fronts the side of the house, where there is a good sized area of lawn, with a concrete path leading round to front door, with steps to the front gate.

To the front of the property, the path is edged with a range of attractive flower and shrub borders, on both sides, and the property is well screened from the Road, by a high mature hedge.

### Please Note : -

This property does have a section 157 restriction, meaning that prospective purchasers must have lived (which means having his/her principal home) and/or worked in Devon throughout the three years immediately before the date of the proposed purchase of the property.

### Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,053.56 per annum.

### Colyton

The small 'rebel' town of Colyton has many old buildings and properties of historical interest and at the heart of the town is the very fine 15th Century lantern tower church. The town has a good variety of amenities including a health centre, library, churches, public houses, a heritage centre and the Tram station is only a short walk away. The 'Market Place' has many independent shops including a bakers, cafes/tea shops, butcher, accountants and hair salon, along with a convenience store, pharmacy and post office.

### 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**

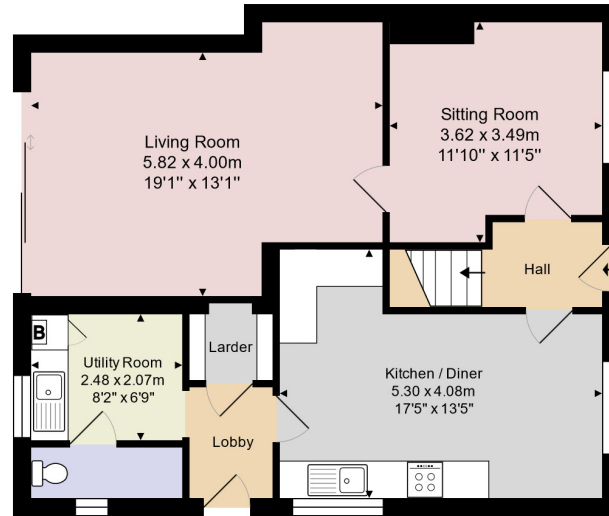
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

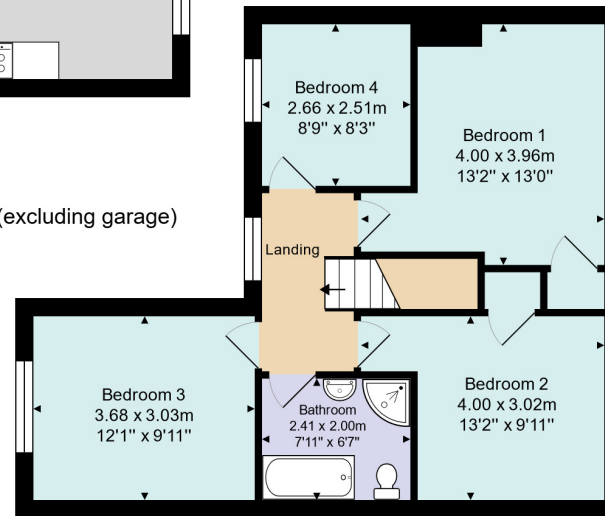
### Opening Hours

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



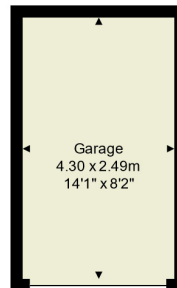
Ground Floor



First Floor

Total Area: 126.9 m<sup>2</sup> ... 1366 ft<sup>2</sup> (excluding garage)

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



Garage  
4.30 x 2.49m  
14'1" x 8'2"

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>		
(55-68)	<b>D</b>	61	74
(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			