

**John
Wood
& Co**



**Coast &
Country since 1977**

Coly Vale, Colyton, Devon EX24 6PY

£345,000 Freehold



PROPERTY DESCRIPTION

A well presented and recently redecorated three bedroomed semi-detached house, located in a good sized corner plot, with pleasing outward views over the hills surrounding Colyton, with the usual attributes of double glazed windows and gas fired central heating.

The spacious and flexible accommodation briefly comprising; on the ground floor, entrance hall, kitchen/ dining room, living room, and a useful side porch with a WC, a utility room and two large storage rooms The first floor comprises; two double bedrooms, one with built in wardrobes, and one with a large built in airing cupboard which houses the boiler, and a second cupboard, together with a further single bedroom and shower room.

Outside, there are gardens to the front, side and rear, with on street parking available.

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

FEATURES

- No Onward Chain
- Three Bedrooms
- Front, Side and Rear Gardens
- Semi Detached House
- Ground Floor WC
- Separate Utility Room
- Kitchen/Dining Room
- Recently Re-Decorated
- Bright and Spacious
- Pleasing Views





ROOM DESCRIPTIONS

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.

The Property:

Ffront door, into: -

Entrance Hall

Stairs to first floor. Radiator. Doors off to the kitchen and the living room.

Kitchen/ Dining Room

Dual aspect, windows to both front and rear, offering a lovely light and bright room. Radiator. The kitchen has been fitted to two sides, with a range of matching wall and base units with co-ordinating handles. At the rear of the kitchen, there is a run of work surface, with inset single bowl stainless steel sink and drainer with chrome taps, with cupboards above and beneath. On one side of the kitchen, there are two built in cupboards work surface, and an inset space for a cooker, and on the opposite side, there is a further run of work surface, with space to the side for free standing fridge freezer.

Door to under stairs storage cupboard. Door to built in pantry.

Door to rear porch.

Rear Porch

Radiator. Half glazed door with matching side window to rear garden. Door to cloakroom, which has an obscure glazed window to rear, with a white close coupled WC.

Door to utility room, which has a window to the front, with a short run of work surface with space and plumbing for a washing machine, and space for tumble dryer. Full height built in storage cupboard.

Doors to two storage sheds/ rooms.

Living Room

Dual aspect, windows to both front and rear, offering a lovely light and bright reception room. Radiator.

Returning To Entrance Hall

Stairs to the first floor.

First Floor Landing

Window to rear. Hatch to roof space.

Doors off to: -

Bedroom One

Window to front with pleasing Countryside views. Radiator. Door to shelved storage cupboard.

Door to airing cupboard with slatted shelves and a wall mounted Worcester gas fired boiler for central heating and hot water.

Bedroom Two

Window to front, again providing attractive views of the hills surrounding Colyton. Radiator. Door to built in wardrobe cupboard.

Bedroom Three

Window to rear. Radiator.

Shower Room

Obscure glazed window to rear. White suite, comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Good sized corner shower cubicle with sliding glazed door. Radiator.

Outside

The property can be approached via two different pedestrian paths. Once which leads directly to the property, garden and front door, with the second having a path leading from the neighbouring property, with a gate providing access (for this route, there is a right of access).

Whilst there is no allocated or onsite parking for this property, there is ample on street parking available close by.

Gardens

There are landscaped gardens to the front, side and rear, giving a good sized U shaped garden, which is mostly laid to lawn. The rear garden offers a good degree of privacy and offers a lovely setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,155.46

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.

Schooling

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

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.

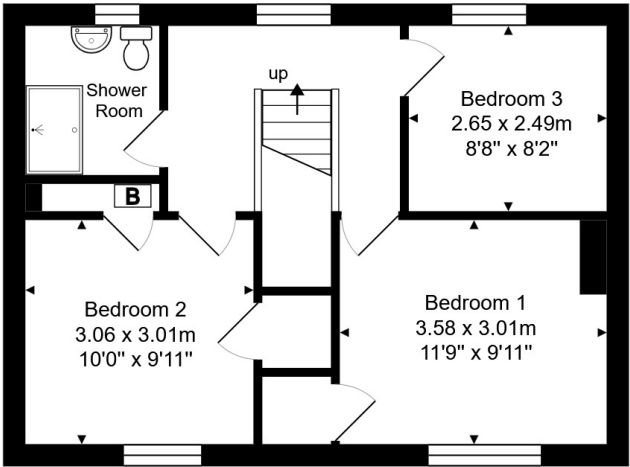
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195.

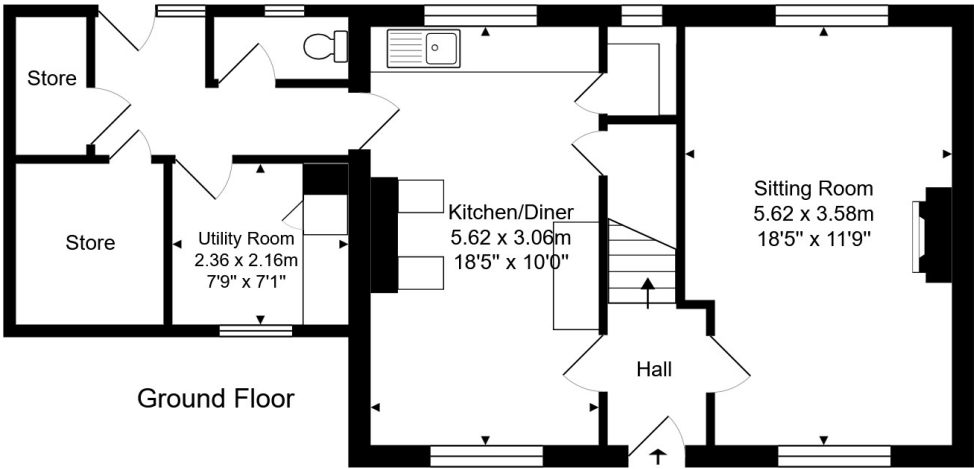


Total Area: 106.4 m² ... 1146 ft²

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



First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		