

**John
Wood
& Co**

**Coast &
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Kingsholme, Colyford, Colyton, Devon

£550,000 Freehold



PROPERTY DESCRIPTION

A most desirable, four bedroom detached house, located in the popular development of Kingsholme, and close to the village centre of Colyford, with the local shop, butchers and public houses. The property is only a short distance away from Colyton and Seaton, which both of course have a much greater range of facilities, and visitor attractions, including the beach, Seaton Wetland's, The Tramway and the Marina.

Constructed with brick elevations under a tiled roof, the property has the usual attributes of double glazed windows and gas fired central heating and has been maintained in excellent order throughout. The spacious and flexible accommodation briefly comprises; on the ground floor, entrance hall with separate WC, superb through sitting/ dining room, approx. 27 feet, with feature inglenook fireplace, presently not used, a fitted kitchen, separate study and utility area. The first floor comprises; four bedrooms, a principal en0suite and a family bathroom. Outside, there is an open plan garden to the front, a detached single garage to the side with additional onsite parking, and a most appealing walled rear garden, with an extensive stone paved patio and a range of mature planting.



FEATURES

- No Onward Chain
- Four Bedrooms
- Detached Home
- Master En-Suite Shower Room
- Superb 27 Foot Sitting/ Dining Room
- Garage and Ample Onsite Parking
- Pleasing Outward Views
- Appealing South Facing Rear Garden
- Spacious and Flexible Accommodation
- EPC Rating C





ROOM DESCRIPTIONS

The property:

Half obscure glazed composite front door, into: -

Entrance Hall

Easy rising stairs to first floor. Radiator with cover, attractive ceramic tiled floor. Door to cloaks cupboard.

Archway through to: -

Study

Window to front, radiator. Fitted bookshelves.

Returning to entrance hall, doors off to: -

Sitting/ Dining Room

Stretching the whole width of the house, a superb 27 foot room, with patio doors giving access to garden and two sets of garden facing windows, giving appealing views. Three radiators. Large feature decorative Inglenook feature fireplace, presently not used. Fitted bookshelves to dining area.

Kitchen

Window to front. The kitchen has been comprehensively fitted to three sides, with a range of older style matching wall and base units, with timber edged trim with laminate inserts. L shaped run of laminate work surface, with inset one and a half bowl stainless steel sink and drainer with mixer tap, with cupboards beneath, including space and plumbing for dishwasher. Inset four ring Creda gas hob, with range of cupboards and drawers beneath, and extraction over. Further short run of work surface, with range of cupboards and drawers beneath and over. Full height unit alongside, including Creda double oven and grill, with further storage above and below. Further full height unit alongside, incorporating refrigerator and freezer. Wall mounted Worcester gas fired boiler for central heating and hot water. Wall mounted programmer. Spotlights to ceiling, radiator. Matching ceramic tiling to entrance hall.

Utility Room

Glazed door, giving access to garden. Matching run of work surface to kitchen, inset single bowl stainless steel sink and drainer with mixer tap, double cupboards beneath with space and plumbing alongside for washing machine. Splashback tiling and wall mounted shelves over. Matching flooring to kitchen.

WC

Pink suite, comprising; close couple WC with wooden seat, pedestal wash hand basin with chrome taps and splashback tiling. Radiator. Matching ceramic floor to entrance hall.

Returning to entrance hall, stairs to first floor.

First Floor - Large galleried landing: -

Window to side providing most attractive views to the hills beyond the Axe Valley. Hatch to roof space, which is insulated and partly boarded with a light. Door to airing cupboard with factory insulated hot water cylinder and a slatted shelf. Doors off to: -

Bedroom One (Principal)

Window to rear, providing glimpses of the River Axe and the hills beyond the Axe valley. Doors to built in double wardrobe cupboard with hanging rail and shelf. Further door alongside to built in shelves cupboard. Radiator. Door to: -

En-suite Shower Room

Obscure glazed window to side. The shower room has been refitted to an excellent standard, with full tiling to walls with Dado feature, and co-ordinating tiling to floor. The shower room comprises; a vanity wash hand basin with mixer tap, laminate surround with cupboards beneath, close couple WC with co-ordinating seat. Glazed door to shower cubicle, fitted with Mire Extreme electric shower. Chrome ladder style towel rail.

Bedroom Two

Window to front. Mirrored doors to built in double wardrobe cupboard. Radiator.

Bedroom Three

Window to rear, again giving glimpses towards the River Axe, and the hills beyond the Axe Valley. Built in double wardrobe cupboard with hanging rail and shelf. Further door to additional built in wardrobe cupboard with hanging rail and shelf. Radiator.

Bedroom Four

Window to front. Radiator.

Bathroom

Obscure glazed window to side. The shower room has been refitted to an excellent standard, with full tiling to walls with Dado feature, and co-ordinating tiling to floor. The 'wet room' style shower room comprises; a pedestal wash hand basin with mixer tap, close couple WC with co-ordinating seat. Large walk in shower, fitted with Mire Extreme electric shower. Chrome ladder style towel rail.

Outside

The property is approached over a stone paved pathway, with areas of lawn either side, which approached the front door. On one side, the lawn sweeps round to the side of the property, here there is an attractive creeper on the side wall with some mature planting, and on the other, a separate entrance drive, which provides parking for two vehicles, and gives access to the detached single garage.

Garage

Brick construction, under a tiled roof. Electric roller shutter door. Fitted light and power. Bin storage area alongside.

At the side of the garage, is a pedestrian gate giving access to the rear garden.

Rear Garden

The property features, a walled, largely south facing garden, which makes an ideal sun trap, with the large stone paved terrace running the width of the property and makes a superb spot for outside entertaining and alfresco dining.

This fronts an area of lawn, with a number of specimen trees, and is edged with mature planting. At the rear of the garage, is a timber garden shed.

Council Tax

East Devon District Council; Tax Band F - Payable 2023/24: £3,179.50. 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.

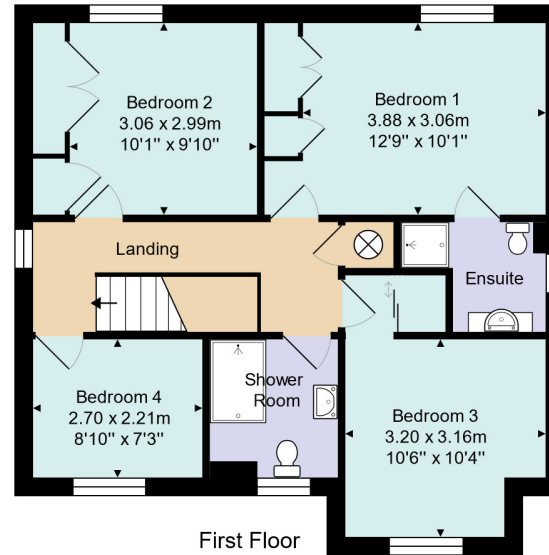
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

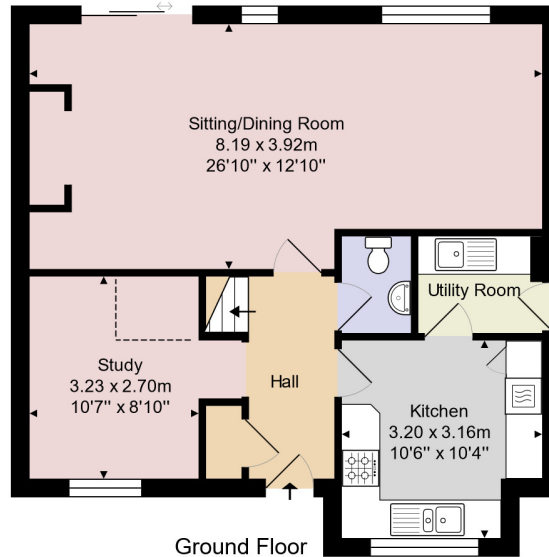
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

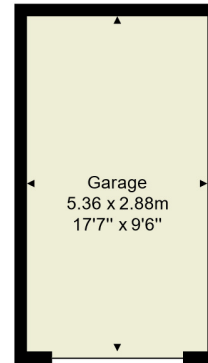
Client Money Protection provided by Propertymark: C0124251



First Floor



Ground Floor



Total Area: 123.9 m² ... 1334 ft² (excluding garage)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(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			