



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Burnards Close, Colyton, Devon**

**£535,000 Freehold**



## PROPERTY DESCRIPTION

An attractive and substantial three bedroomed detached bungalow located in an elevated position in a quiet cul-de-sac, with the benefit of some delightful distant rural views, a double garage, driveway parking and an en-suite shower room.

The well-presented, light and spacious accommodation briefly comprises; entrance hall with a WC, a good sized L shaped living/ dining room, lovely conservatory, fitted kitchen, separate utility room, two double bedrooms, one with an en-suite shower room, a third single bedroom, and a separate shower room. Outside, there are attractively landscaped gardens to the front, side and rear, offering a delightful and private setting for outside entertaining and al fresco dining.



## FEATURES

- Detached Bungalow
- Three Bedrooms
- Lovely Landscaped Gardens
- En-Suite Shower Room
- Separate Utility Room & WC
- Conservatory
- L Shaped Living/ Dining Room
- Double Garage & Onsite Parking
- Substantial Corner Plot
- EPC Rating D





## ROOM DESCRIPTIONS

### **The Property: -**

The property has the usual attributes of double glazed windows and gas fired central heating.

The property was approximately built in the early 1980's and has the potential for an extension or possibly an annexe, subject to any necessary consents.

### **The Well Presented Accommodation: -**

The front door gives access to the entrance hall, where there is a WC, an airing cupboard, a second cupboard housing the gas fired boiler for central heating and hot water and a hatch to the roof space, which is insulated with light and power.

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

### **Generous Sized L Shaped Living/ Dining Room**

Door to conservatory. Attractive bay window with pleasing garden views.

### **Conservatory**

Glazed to three sides with double doors providing access to the gardens.

### **Fitted Kitchen**

Door to utility room. The kitchen has been fitted to three sides with a range of matching wall and base units with oak fronted door and drawer fronts. U shaped run of work surface with inset one and a half bowl composite sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for dishwasher. Inset four ring hob and built in double oven and grill.

### **Utility Room**

Door to garden. Space and plumbing for washing machine and space for free standing fridge freezer.

### **Bedrooms and Shower Room**

There are two good sized double bedrooms both with built in wardrobes, with one also benefiting from an en-suite shower room, together with a third single bedroom and a separate shower room.

### **Gardens**

The gardens and grounds offer a lovely peaceful setting for al fresco dining and outside entertaining with various seating opportunities. The gardens offer areas of lawn, patio and low maintenance gravelled terraced areas.

The garden also has two sheds, one with power and a greenhouse.

### **Double Garage and Driveway**

The driveway offers onsite parking for two vehicles, and leads to the double garage, with light and power and an electric up and over door.

### **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**

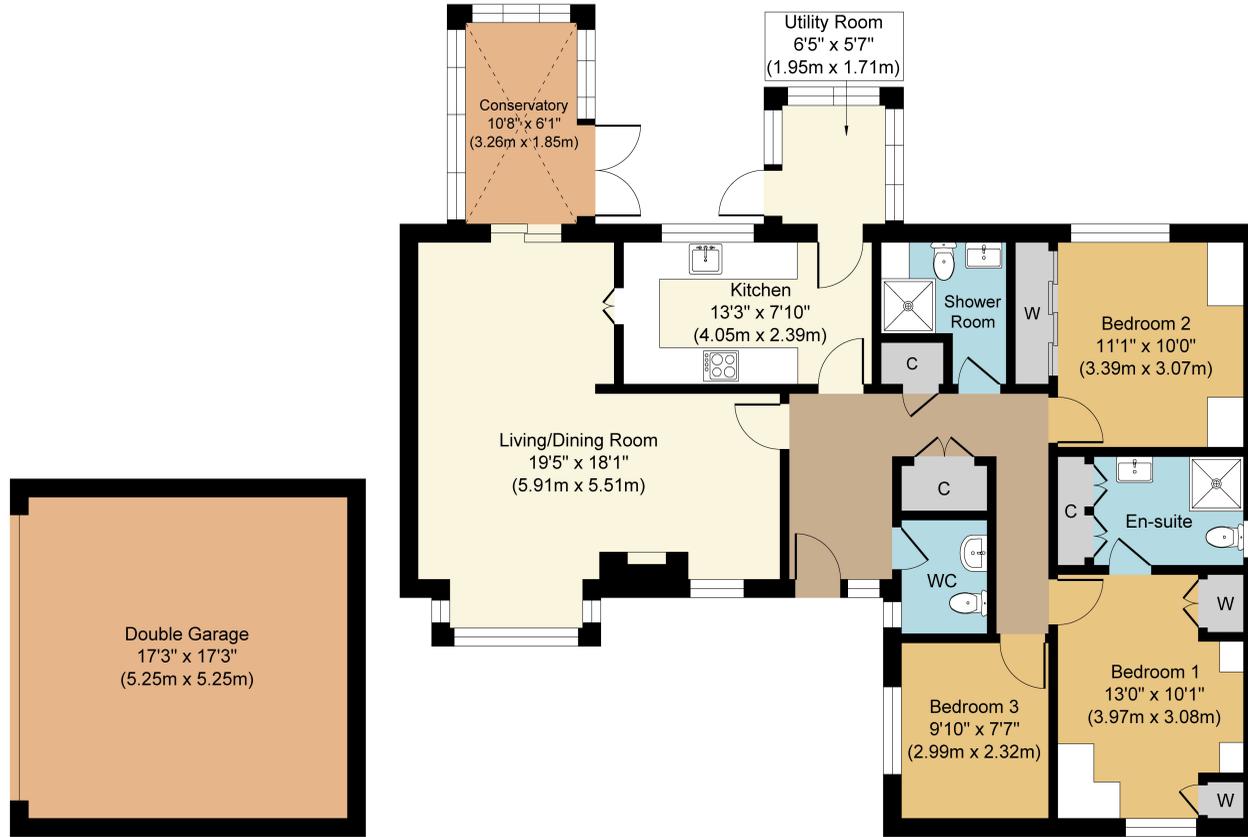
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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.

Redress Scheme provided by The Property Ombudsman: 08218195



**Garage**  
 Approximate Floor Area  
 297 sq. ft  
 (27.50 sq. m)

**Ground Floor**  
 Approximate Floor Area  
 1164 sq. ft  
 (108.10 sq. m)

**Approx. Gross Internal Floor Area 1461 sq. ft / 135.60 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | [www.houseviz.com](http://www.houseviz.com)

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