





PROPERTY DESCRIPTION

A beautifully presented and substantial three bedroomed semi-detached home, located on a good sized corner plot, with pleasing outward views over the hills surrounding Colyton, benefiting from ample onsite parking, a stylishly fitted kitchen/ dining room and attractive gardens.

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; on the ground floor, entrance hall, a good sized living room with a log burner, a stylishly fitted kitchen/ dining room, rear porch, and a utility room with a WC. The first floor has two double bedrooms, a third single bedroom and a family bathroom. There are enclosed gardens to the front and the side of the property, ample onsite parking and a lovely enclosed garden to rear, offering a good degree of privacy and providing a delightful setting for outside entertaining and al fresco dining.

FEATURES

- Semi-Detached Family Home
- Ample Onsite Parking
- Three Bedrooms
- Rear Porch & Separate Utility Room with WC
- Stylishly Fitted Kitchen/ Dining Room
- Enclosed Rear Garden
- Good Sized Corner Plot
- L Shaped Front and side Garden
- Well Presented, Bright and Spacious
- EPC Rating D





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:

The property can be approached either via a parking area, which can accommodate 2/3 vehicles, and leads to the rear porch, or a path that provides access to the side and front gardens, and leads round to the front door.

Alternatively, the property can also be approached via a pedestrian gate, giving access to the front and side garden and the front door.

Ground Floor

The entrance hall has stairs to the first floor, with doors off to the living room and the kitchen/ dining room.

The living room benefits from a log burner, and doors which provide access to the enclosed rear garden.

The kitchen/ dining room has been stylishly fitted and has a door leading to the rear porch.

The kitchen has been comprehensively fitted with a range of matching wall and base units, with built in dishwasher, fridge, double oven and grill and an inset four ring induction hob, with extraction over, together with an inset one and a half bowl stainless steel sink and drainer with chrome mixer tap.

The rear porch is fitted with a range of wall and base units, with a short run of work surface, with an inset stainless steel sink and drainer with chrome mixer tap, and space beneath for under counter fridge and freezer. The rear porch also has doors leading to the enclosed garden, and a door through to the utility room and WC, where there is a close coupled WC, and a further short run of work surface, with cupboards above and space and plumbing beneath for washing machine and tumble dryer.

First Floor

There is a good sized landing with a hatch to the roof space, which is partly boarded and benefits from a light, with a descending ladder.

From the landing, doors provide access to two double bedrooms, one benefiting from a large picture window which offers pleasing views, and built in wardrobes, with the second double having two built in cupboards, and a third smaller built in cupboard housing the boiler for gas fired central heating and hot water. The property also has a third single bedroom, again with pleasing views, and a family bathroom, which has been fitted with a white suite, comprising; close coupled WC, pedestal wash hand basin with a chrome mixer tap, a panel bath with chrome taps, a fitted electric shower and a glazed screen. White heated ladder style towel rail. Tiled floor. Part tiling to walls.

Gardens

There is a lovely enclosed garden to the rear, which can be accessed via the rear porch or the living room, and has a areas of lawn and patio, together with a shed and a summer house.

The garden offers an excellent degree of privacy, and makes a delightful setting for outside entertaining and al fresco dining.

There are good sized areas of lawn to the front and the side of the property, in an L shape, with a good sized parking area.

Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,155.46 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.

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.

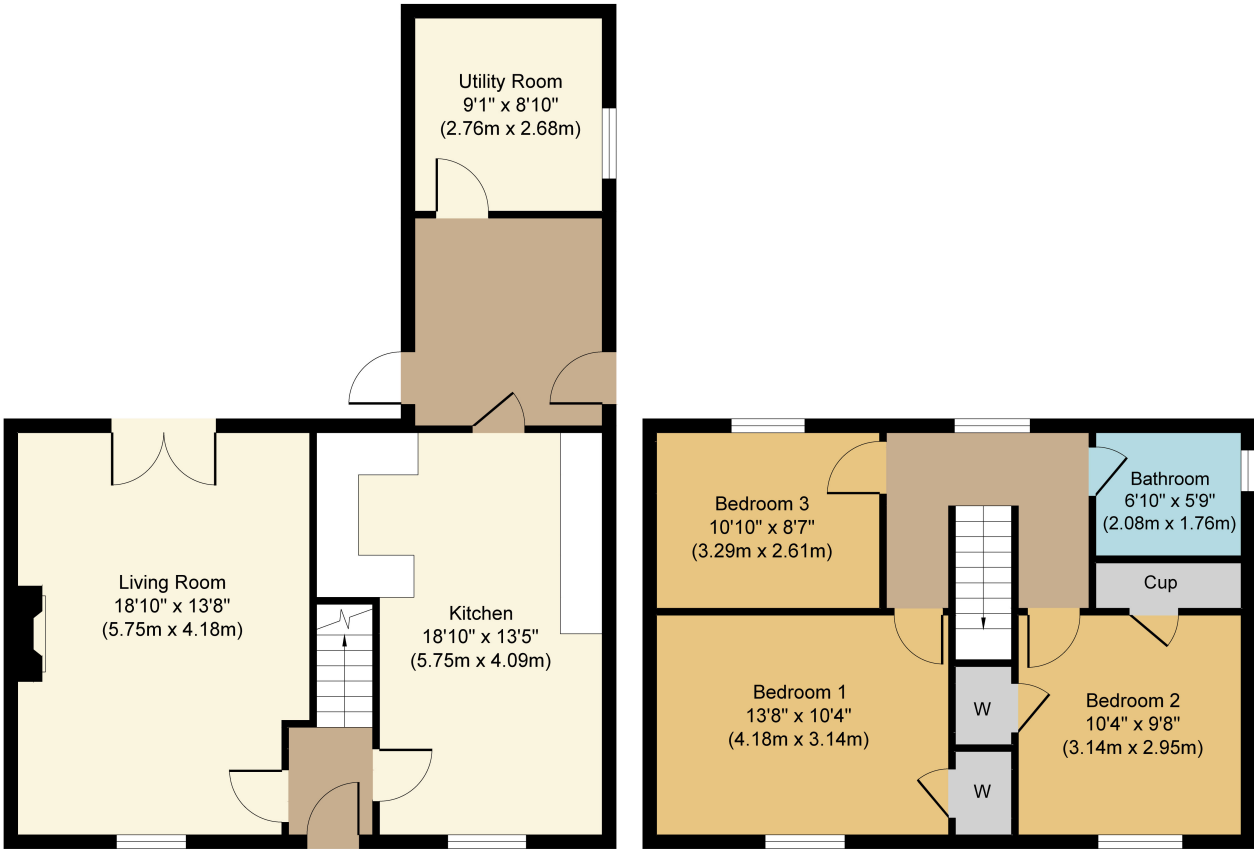
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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

Client Money Protection provided by Propertymark: C0124251



Ground Floor
Approximate Floor Area
689 sq. ft
(64.02 sq. m)

First Floor
Approximate Floor Area
518 sq. ft
(48.12 sq. m)

Approx. Gross Internal Floor Area 1207 sq. ft / 112.14 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.

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