





PROPERTY DESCRIPTION

A charming and spacious three bedroomed detached bungalow, located in the ever-popular Elms development, at the heart of Colyford, with large landscaped gardens, a garage, and ample onsite parking.

The spacious and flexible accommodation briefly comprises; entrance hall with WC, a utility/ hobbies room, an excellent sized sitting room, a separate dining room with patio doors to the rear garden, a kitchen, three bedrooms, and a family bathroom.

Outside, there are landscaped gardens to both the front and rear, with the rear benefiting from a feature pond, and a good-sized area of patio, offering ample opportunity for outside entertaining and alfresco dining. There is also an integral garage, and ample onsite parking.

The property has been maintained in good order, and is well presented throughout, however, would now benefit from some updating, re-decoration and modernisation.



FEATURES

- Detached Bungalow
- Ample On Site Parking
- Three Bedrooms
- Spacious and Versatile Accommodation
- Integral Garage
- Separate Dining Room
- Landscaped Gardens and Grounds
- Separate Cloakroom
- Utility / Hobbies Room
- EPC Rating D





ROOM DESCRIPTIONS

The Property:
Part obscure glazed front door into: -

Entrance Hall
Coved ceiling. Radiator.
Door to cloakroom; which has full tiling to walls, vanity style wash hand basin with built in cupboards and drawers, WC and a radiator.

From the entrance hall, a door provides access into the utility/ hobbies room, which houses the wall mounted gas fired boiler, for central heating and hot water.

Door to: -

Sitting Room
A lovely and bright room, dual aspect, with a large picture window to front and window to side. Coved ceiling. Two radiators. Feature fireplace, fitted with a gas effect fire. Door to: -

Dining Room
Sliding patio doors providing access to the rear garden. Coved ceiling. Radiator. Door to kitchen and door through to the rear hall, giving access to the bedrooms and bathroom.

Kitchen
Window to rear, providing views of the rear garden. Coved ceiling. Door to pantry with slatted shelves. Radiator. Door to rear porch, where there is a door to garden and an internal door through to the garage.

The kitchen is principally fitted to four sides, with a range of matching wall and base units. On one side of the kitchen, is an L shaped run of work surface, with inset space for cooker, with extraction over, and a range of cupboards providing storage. Space for free standing fridge freezer. On the other side of the kitchen, is a further L shaped run of work surface, with inset stainless steel sink and drainer, with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine and space and plumbing for dishwasher.

Rear Hall
Accessed from the dining room. Hatch to roof space, which is boarded and insulated, with a light. Doors off to: -

Bedroom One
Window to front. Coved ceiling. Radiator. Extensive range of built in wardrobes and cupboards.

Bedroom Two
Window to rear. Coved ceiling. Radiator.

Bedroom Three / Study
Window to ear. Coved ceiling. Radiator.

Bathroom
Obscure glazed window to rear. Coved ceiling. Full tiling to walls. Panel bath, with shower attachment over and bi-folding screen. Vanity style wash hand basin with chrome mixer tap and cupboard beneath. Close couple WC with cupboard over. Chrome ladder style towel rail.

Utility/ Hobbies room
Small run work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath.. Wall mounted Navien gas fired boiler for central heating and hot water, which was only replaced in 2023.

This room could be used as a separate utility room, office or hobbies room.

Garage
The garage can be accessed from the rear porch, or by an up and over door to the front. The garage benefits from having light and power.

Gardens and Grounds
The property is accessed over a resin driveway, which provides access to the garage and car port, and provides ample onsite parking.

The driveway leads to the properties front door, a side gate providing access to the rear garden and a landscaped front garden.

The rear garden, is attractively landscaped, and features area of lawn, patio, a pond and mature trees, hedges and plants.

The rear garden offers an excellent degree of privacy, and makes a delightful setting for this charming property, and gives ample opportunity for outside entertaining and al fresco dining.

Council Tax
East Devon District Council; Tax Band E - Payable 2023/24: £2,816.09. per annum.

General Information
1Mobile Availability at the property: Please follow this link to check the mobile availability at the property:
Postcode: EX24 6QU
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

2Broadband Availability at the property: Please follow this link to check the broadband connection and possible speeds availability at the property: Postcode: EX24 6QU
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Energy Performance Certificate (EPC)
Please follow the link below, to review the current EPC:
<https://find-energy-certificate.service.gov.uk/energy-certificate/2150-2816-9040-4005-8491>

Utilities:
We are advised that all mains services are connected, including Water, gas, electricity, sewerage and telecommunications.

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.

Coyford 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.

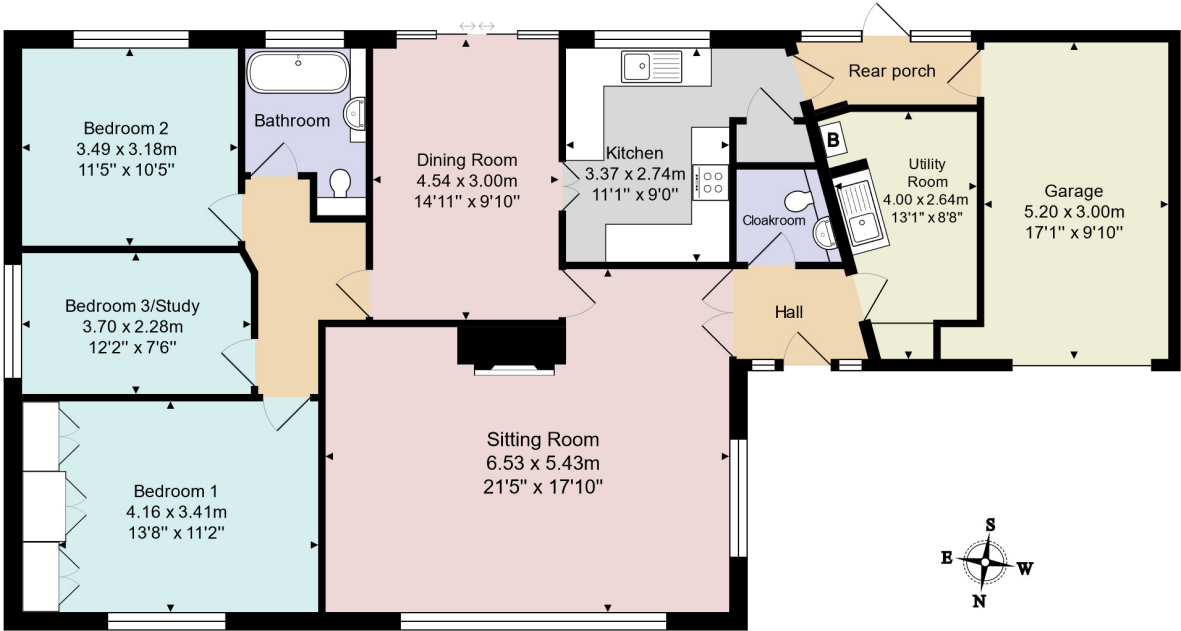
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers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



Total Area: 141.0 m² ... 1518 ft² (including garage)

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

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	64	81		
A				
(81-91)				
B				
(69-80)				
C	64	81		
(55-68)				
D				
(39-54)				
E	64	81		
(21-38)				
F				
(1-20)	64	81		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				