



Fair View Lane, Colyford, Colyton, Devon

£290,000 Freehold



PROPERTY DESCRIPTION

A three/four bedroomed semi-detached house, with the usual attributes of double glazed windows and oil fired central heating, with the benefit of two allocated parking spaces and an excellent sized enclosed rear garden.

The spacious accommodation briefly comprises; on the ground floor, entrance hall with stairs to the first floor, living room with a bay window, a separate dining room or fourth bedroom, a galley style kitchen, a rear porch/ utility area and a WC. The first floor has three bedrooms, two good sized doubles and a third single/ study, together with a shower room. Outside, there is parking to the front, a good sized front garden which is laid to lawn, and an enclosed garden to the rear, which offers an excellent degree of privacy and provides a lovely setting for outside entertaining and al fresco dining.

FEATURES

- No Chain
- Semi-Detached House
- Two Allocated Parking Spaces
- Three/ Four Bedrooms
- Ground Floor WC & Utility Room
- Excellent Sized Enclosed Rear Garden
- Double Glazed Windows
- Gas Fired Central Heating
- In Need of Updating and Modernisation
- EPC Rating E & Council Tax Band B





ROOM DESCRIPTIONS

Section 157 Housing Restriction

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 is approached over a parking and turning area, where there are two allocated parking spaces directly opposite.

The property can be access via two separate gated entrance paths, one in front of the property, which is shared with the neighbouring property and one the other side of the lawn, which is for private use.

Ground Floor

The property benefits from a spacious entrance hall, which has stairs to the first floor, an under stairs storage area, and doors to a storage cupboard. From the entrance hall, there are doors off to the living/ dining room and a separate dining room/ ground floor bedroom.

The living/dining room benefits from a bay window and attractive garden views, with a door giving access to the galley style kitchen, which is fitted to two sides with a range of matching wall and base units, with inset one and a half bowl composite sink and drainer with chrome mixer tap and cupboards beneath including space for under counter fridge, under counter freezer and space and plumbing for washing machine. The kitchen leads through to a utility area, a WC and two good sized storage areas.

The dining room/ fourth bedroom benefits from a door giving access to the rear garden.

First Floor

The first floor has three bedrooms, two good sized doubles and a third single bedroom/ study, together with a shower room, which is fitted with a white suite, comprising; close coupled WC, pedestal wash hand basin with chrome taps and a shower cubicle.

Rear Garden

Outside, there is an excellent sized enclosed garden to the rear, with a side path leading to the front of the property and the parking, a shed and areas of lawn and patio. The rear garden offers an excellent degree of privacy and provides a lovely setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band B- Payable for the 01/04/2026 to 31/03/2027 financial year is £1,966.05.



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**

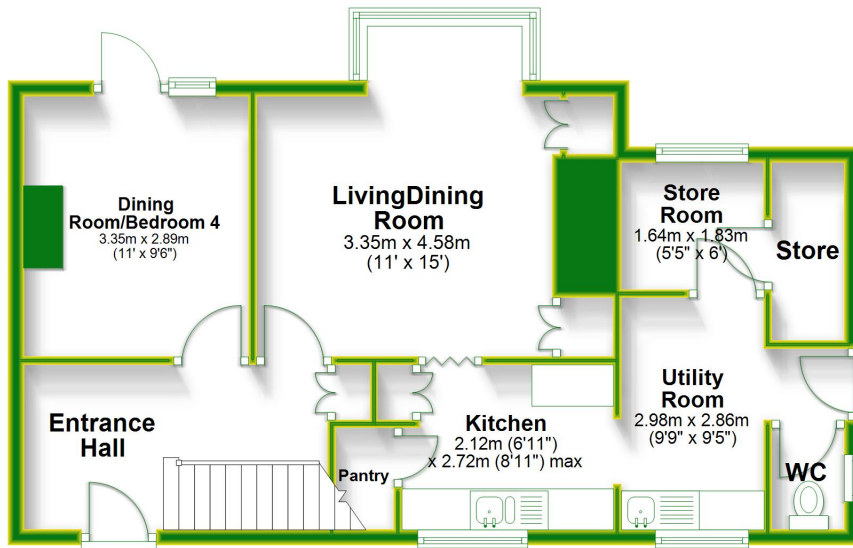
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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.

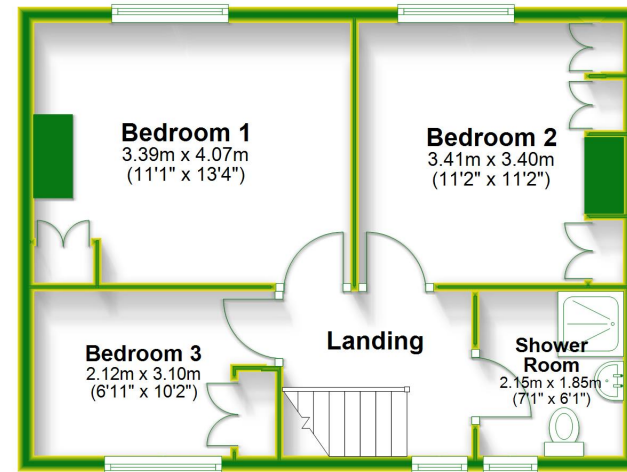
Redress Scheme provided by The Property Ombudsman: 08218195



Ground Floor
Approx. 57.2 sq. metres (615.9 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 99.8 sq. metres (1074.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

4 Elm Villas, Fairview Lane, Colyford

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			