

A two-story stone house with a brick chimney and a garage. The house features a mix of stone and brickwork. The upper floor has three windows with white frames and dark brown lintels. The lower floor has two windows with white frames and dark brown lintels, and a central door with a small porch. A brick chimney is visible on the roof. To the right, there is a garage with a brick wall and a white door. The house is set against a blue sky with some clouds.

**John  
Wood  
& Co**

Coast &  
Country since 1977

**Richmond Gardens, King Street, Colyton, Devon**

**Offers In The Region Of: £450,000 Freehold**



## PROPERTY DESCRIPTION

A delightful four bedroomed town centre, mid- terraced cottage with spacious and flexible accommodation, with the benefit of two parking spaces, a courtyard garden and a single garage. Constructed in the late 1990's with part local stone and part colour washed render and part vertical tile hung elevations under a slate roof. The property has the usual attributes of double glazing and gas fired central heating, and there is also a fitted log burner in the living room.

The accommodation is arranged over three floors and features ground floor cloakroom, fitted kitchen with appliances and good sized living room with a fitted log burner. On the first floor there are two double bedrooms, a single bedroom and a family bathroom, with the second floor having a third double bedroom with en-suite shower. The west facing, walled landscaped courtyard garden features a profusion of plants, offering a delightful area for outside entertaining and alfresco dining, and there is allocated parking at the front and a garage and an additional parking space to the rear.

The property is conveniently located for Colyton Grammar School, and boasts excellent local transport links, including direct bus services to Exeter and to Axminster Railway Station.

## FEATURES

- Terraced Cottage
- Ground Floor WC
- Rear Garden
- Garage & Parking
- Close To Town Centre
- Sitting Room With Log Burner
- Three Double Bedrooms
- En-suite Shower Room
- Single Bedroom / Study
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property:

On the ground floor of this charming mid-terraced cottage style family home, is an entrance hall, with stairs leading to the first floor accommodation, and a ground floor cloakroom/ WC.

The Kitchen is fitted with a range of matching wall and base units, a U shaped run of work surface, with inset stainless steel sink and drainer, with space and plumbing beneath for washing machine, and space and plumbing beneath for dishwasher. Inset four ring induction hob, with built in double oven and grill beneath.

The Living Room / Dining room has doors providing access to the rear garden, and is fitted with a log burner, with tiled surround.

### First Floor

The first floor landing has two good sized cupboards, one housing a wall mounted Ideal boiler for gas fired central heating and hot water.

The first floor accommodation has two good sized double bedrooms, a single bedroom or study, together with a family bathroom.

### Second Floor

The second floor of the property, has a large double bedroom, with an en-suite shower room, and a good sized storage room.

### Outside

The property is approached via King Street, with one parking space directly to the front of the property, with steps leading up to the front door.

The property also benefits from a garage to the rear of the property, with a further parking space. Vehicle access to the rear of the property, is via an archway to the right of the property, proving access to the garage, the second parking space and a wooden gate to the rear garden.

The garden to the rear provides a delightful opportunity for outside entertaining and alfresco dining, and has a range of attractive flower beds and shrubs.

### Garage

19' 10" x 8' 6" (6.05m x 2.59m). Separate single garage with custom-made lockable wooden doors (installed in 2013), allowing additional storage or to accommodate a vehicle.

### Council Tax

East Devon District Council; Tax Band E - Payable 2023/24: £2,823.65 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, a church, public houses, a heritage centre.

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 two convenience stores, a pharmacy and a 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**

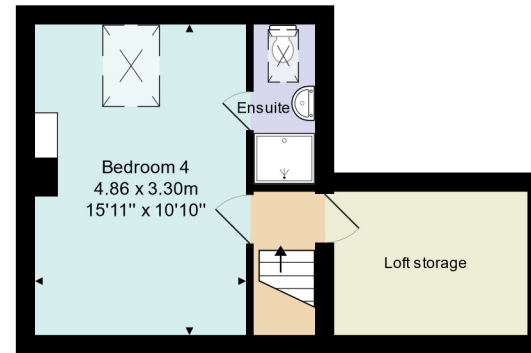
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

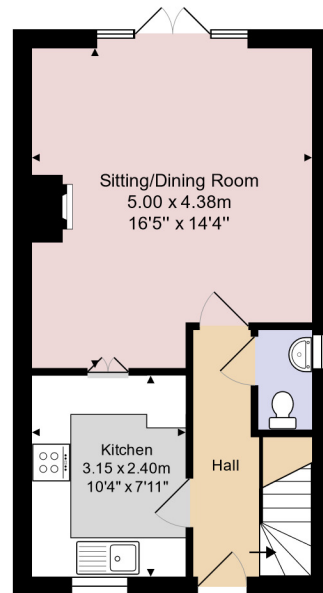
### Opening Hours

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

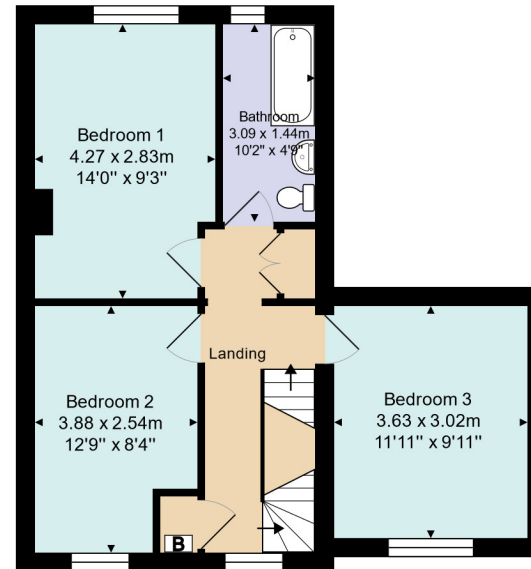
Redress Scheme provided by The Property Ombudsman: 08218195  
Client Money Protection provided by Propertymark: C0124251



Second Floor



Ground Floor



First Floor

Total Area: 106.1 m<sup>2</sup> ... 1142 ft<sup>2</sup> (excluding loft storage)  
 Not to scale. Measurements are approximate and for guidance only.

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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales			
EU Directive 2002/91/EC			