







## PROPERTY DESCRIPTION

A most appealing and spacious four bedroomed detached house, with attractive brick elevations under an interlocking tiled roof. The well-presented, light and bright property benefits from a double garage, ample onsite parking, front and rear gardens, together with an en-suite bathroom to the principal bedroom.

The versatile accommodation briefly comprises; on the ground floor, entrance hall and spacious cloakroom, a good sized sitting room with feature fireplace, and an excellent through kitchen/ dining room, with patio doors to the garden. There is also a useful separate study, home office or snug. The first floor comprises; four bedrooms, all with fitted wardrobes, with the principal bedroom having an en-suite bathroom, together with a separate family bathroom.

Outside, there is an open planned garden to the front, and ample onsite parking at the side in the entrance driveway, which leads to the double garage. The rear garden is fully enclosed and features areas of lawn and patio, with a feature pond, and offers a delightful and peaceful setting for outside entertaining and al fresco dining.



## FEATURES

- No Onward Chain
- Four Bedroom Detached House
- En-Suite Bathroom
- Ground Floor Cloakroom
- Ample Onsite Parking
- Double Garage
- Enclosed Rear Garden
- Kitchen/ Dining Room
- Light and Bright
- In need of Updating and Modernisation





## ROOM DESCRIPTIONS

### The Property:

Part glazed front door into the spacious entrance hall, with stairs to the first floor, with an under stairs storage cupboard. Radiator. Doors to storage cupboard/ cloaks cupboard, doors to snug, sitting room and kitchen/ dining room.

Door to ground floor cloakroom, which comprises; a WC, a pedestal wash hand basin and a radiator.

### Sitting Room

Large picture window to rear providing attractive garden views. Coved ceiling. Radiator. Feature fireplace. Double doors to dining room.

### Kitchen/ Dining Room

#### Kitchen

Window to front. Part obscure glazed door to side, providing access to the driveway and garage. Coved ceiling. Door to hallway. Radiator.

The kitchen has been principally fitted to three sides with a range of matching wall and base units with oak fronted door and drawer fronts with co-ordinating handles. U shaped run of work surface, with inset double sink with chrome mixer tap, with cupboards beneath, including built in dishwasher. Inset four ring gas hob with extraction above and built in oven beneath. Full height cupboard incorporating built in fridge freezer. Between the kitchen and the dining room, there is a further run of work surface, with additional cupboards above and below, including space and plumbing for washing machine.

Wall mounted Vaillant boiler for gas fired central heating and hot water.

Archway through to: -

### Dining Room

Sliding doors providing access to the rear garden. Double doors to sitting room. Coved ceiling. Radiator.

### Snug/ Study

Dual aspect, windows to front and side. Coved ceiling. Radiator.

### First Floor Landing

Hatch to roof space, which is insulated with a light. Coved ceiling. Door to airing cupboard with slatted shelves. Radiator. Doors off to: -

### Bedroom One

Window to rear. Coved ceiling. Double doors to built in wardrobe, with a second single built in wardrobe. Door to -

### En-suite Bathroom

Obscure glazed window to front. Coved ceiling. Radiator. The bathroom is fitted with an older style suite, comprising; WC, bidet, pedestal wash hand basin with mixer tap. Panel bath with handrails, chrome mixer tap, fitted shower attachment over, glazed shower screen. Part tiling to walls.

### Bedroom Two

Window to front. Coved ceiling. Radiator. Extensive range of built in wardrobes and vanity area.

### Bedroom Three

Window to rear. Coved ceiling. Radiator. Double doors to built in wardrobe.

### Bedroom Four/ Hobbies Room

Window to rear. Coved ceiling. Radiator. Double doors to built in wardrobe.

### Family Bathroom

Obscure glazed window to front. Coved ceiling. Radiator. The bathroom is fitted with an older style suite, comprising; WC, pedestal wash hand basin with mixer tap. Panel bath with handrails, chrome mixer tap, fitted shower attachment over, glazed shower screen. Full tiling to walls.

### Outside

The property is approached over a tarmac entrance drive, which provides ample onsite parking, access to the double garage, the front garden and the entrance porch.

The front garden is laid to lawn and has been attractively landscaped.

### Double Garage

Up and over doors. Power and lighting. Water. Door to side, providing access to the rear garden.

### Rear Garden

The enclosed rear garden can be accessed via a pedestrian gate the side of the drive and garage, the double garage, or the sliding doors form the living room, and has areas of lawn, patio, mature plants and shrubs, and a feature pond.

The garden offers a delightfully quiet and peaceful setting for al fresco dining and outside entertaining.

### Council Tax

East Devon District Council; Tax Band F- Payable 2024/25: £3,485.94 per annum.

### 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.

### Schools

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.

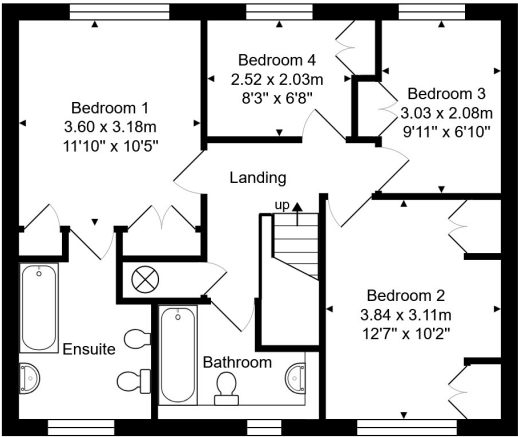
Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251

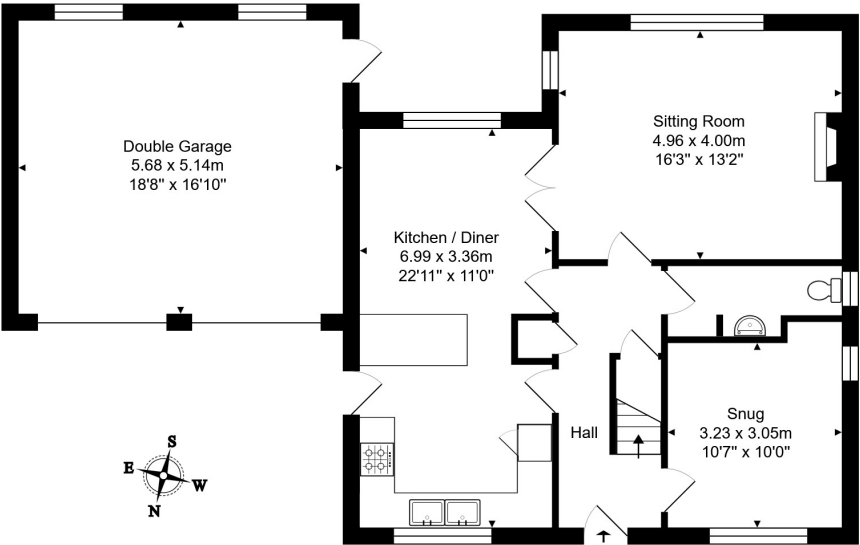


Total Area: 126.7 m² ... 1364 ft² (excluding double garage)

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



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	72	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		