





PROPERTY DESCRIPTION

An appealing and beautifully presented three bedroomed detached home, conveniently located for the village amenities, including the Post office, butchers, both public houses and minutes away from the celebrated Colyton Grammar School. This superb home has the usual attributes of double glazed windows, gas fired central heating, and benefits from a comprehensively fitted kitchen, conservatory, ample onsite parking, lovely landscaped gardens, and a garage.

The spacious and versatile accommodation includes: on the ground floor, entrance porch, entrance hall with stairs to first floor, sitting room, stylishly fitted kitchen/ breakfast room, conservatory, separate dining room, snug/ study, cloakroom, and a utility cupboard. The first floor has three bedrooms, two excellent sized doubles and a further single bedroom, together with a shower room.

Outside, there is ample onsite parking, in addition to the garage and a lovely landscaped garden to the front and rear, offering a good degree of privacy, and a delightful flat level setting for the property.



FEATURES

- Three Bedroomed Detached Home
- Ample Onsite Parking
- Garage
- Landscaped Gardens
- Conservatory
- Separate Dining Room
- Ground Floor Cloakroom & Utility Room
- Light and Bright Accomodation
- Spacious and Versatile
- Kitchen/ Breakfast Room





ROOM DESCRIPTIONS

Please Note

Further details to follow, including; additional photos and a more detailed description.

Council Tax

East Devon District Council; Tax Band E - Payable 2024/25:
£2,816.09per 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.



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.

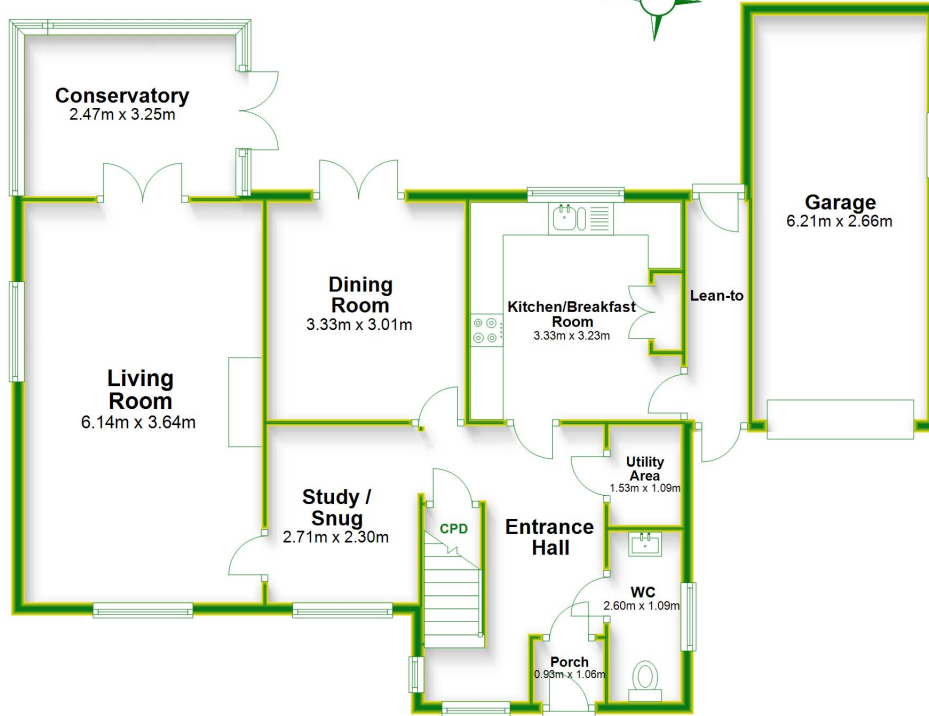
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman:

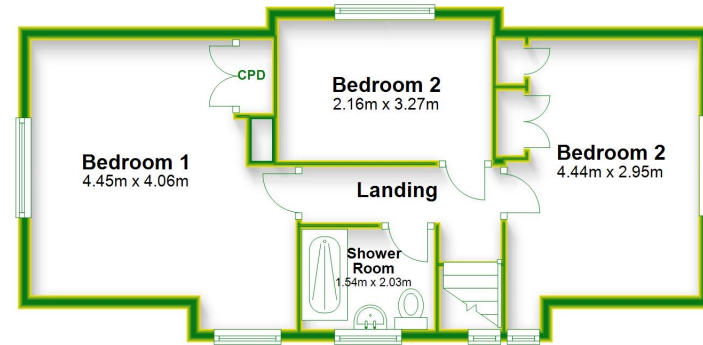
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Client Money Protection provided by Propertymark: C0124251

Ground Floor
Approx. 76.2 sq. metres



First Floor
Approx. 44.1 sq. metres



Total area: approx. 120.3 sq. metres

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 epc solutions.co.uk
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | 49 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |