



37 Coly Vale, Colyton, EX24 6PY

Asking Price £360,000 Freehold

- A substantial semi detached house
- Three bedrooms
- Utility room and further laundry room/cloakroom
- Local Authority Section 157 (East Devon District Council) restriction applies.
- Attractive location , walking distance to town centre
- Spacious, well appointed kitchen/dining room
- Secluded, enclosed rear gardens and ample off road parking
- Large corner plot, open outlook to front
- White suite bathroom
- Gas central heating and sealed unit double glazing

37 Coly Vale, Colyton EX24 6PY

This is a substantial semi detached, family house occupying an extensive corner plot with open outlook and ample parking. The property offers spacious accommodation including a dual aspect living room with fitted wood burner and direct access to the rear garden, very attractive spacious open plan kitchen/dining room, useful utility room, further laundry room/cloakroom, three bedrooms and white suite family bathroom. The house is decorated in neutral tones throughout together with gas central heating heating and sealed unit double glazing. Outside, the property benefits from a large corner plot including to the side an off road parking area for two vehicles leading to a lawned area which in turn leads to the grassed front garden. To the rear is a very attractive fully enclosed garden with a good deal of privacy, level paved terrace, lawned area and two garden stores.



Council Tax Band: C



Entrance

Front door with leaded light detailing to

ENTRANCE HALL

Stairs to first floor and doors leading to

LIVING ROOM

18'10" x 12'00" (5.74m x 3.66m)

A bright dual aspect room with twin doors to outside, fitted wood burner complete with hearth and mantel over. Open outlook over the front garden. Two radiators and TV point.

KITCHEN/DINING ROOM

18'04" x 13'02" max (5.59m x 4.01m max)

A dual aspect room, well fitted with contemporary units comprising extensive work surfaces, eye level wall units, drawer units, cupboard units. Built in oven, grill and hob with hood over. Built in dishwasher. One and a half bowl stainless steel sink unit. Radiator. Spot lighting. Door to

UTILITY ROOM

10'00" x 7'05" (3.05m x 2.26m)

Fitted with work surface, single drainer sink unit, eye level wall unit and cupboard below, space for fridge and freezer. Twin doors to rear garden and further door to outside. Door to

LAUNDRY ROOM/CLOAK ROOM

Work surface, plumbing for automatic washing machine, space for dryer, low level WC, spot lighting.

FIRST FLOOR

LANDING

Hatch to loft space with fitted ladder and lighting.

BEDROOM ONE

12'01" x 10'04" (3.68m x 3.15m)

Range of built in wardrobes, radiator, open outlook towards countryside.

BEDROOM TWO

10'05" x 10'00" (3.18m x 3.05m)

Aspect to front, radiator, built in wardrobe, further built in airing cupboard.

BEDROOM THREE

9'00" x 8'02" (2.74m x 2.49m)

Aspect to the rear, radiator.

BATHROOM

7'02" x 5'08" (2.18m x 1.73m)

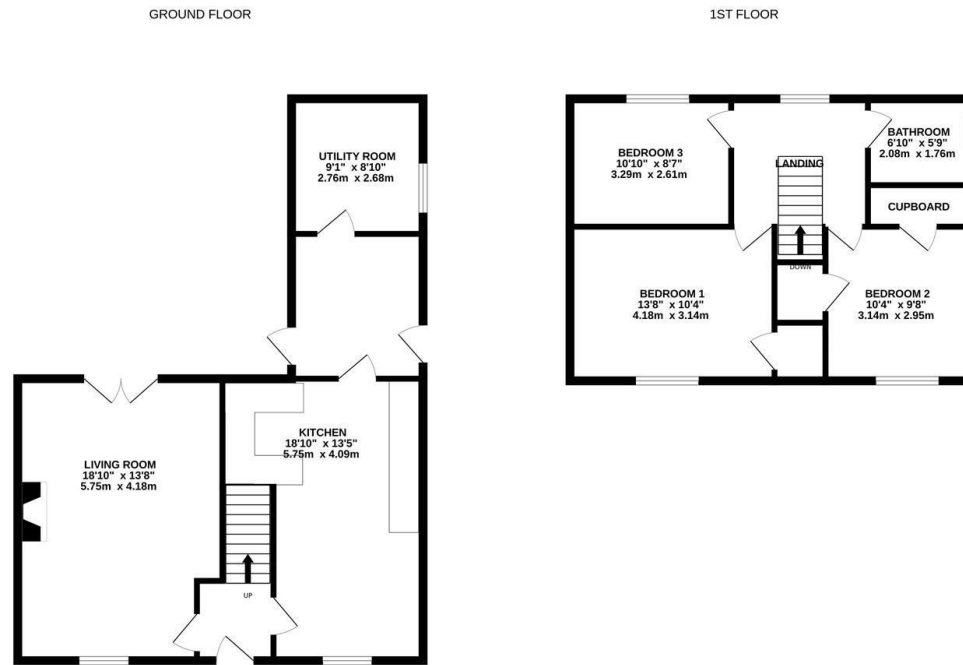
White suite comprising panelled bath and fitted shower, low level WC, pedestal wash hand basin, tiled floor, heated towel rail. Tiled surrounds.

OUTSIDE

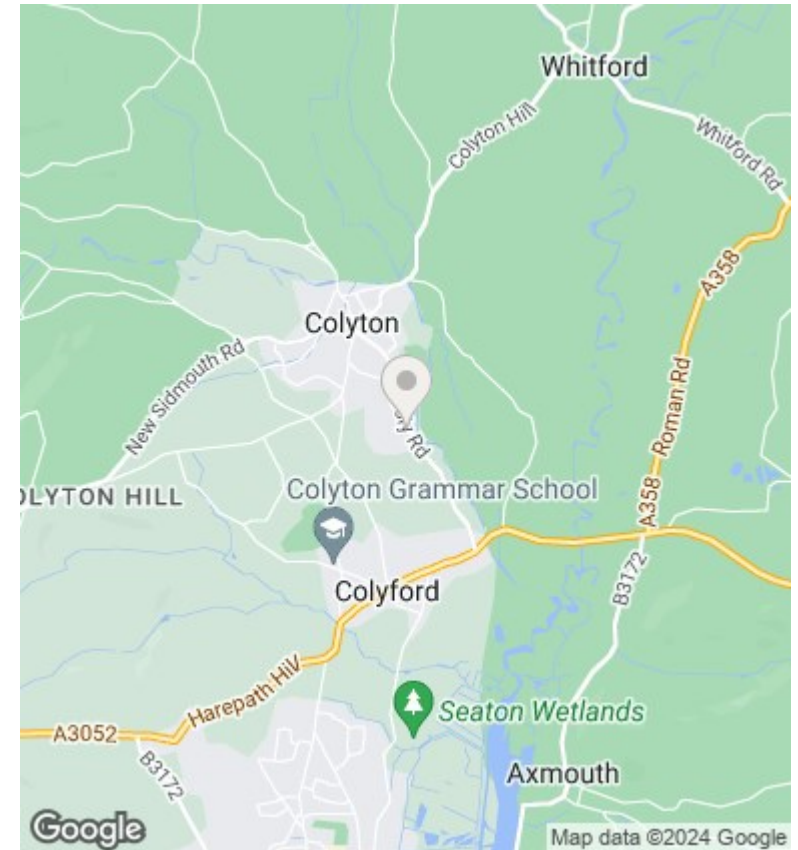
The property benefits from a large corner plot including to the side an off road parking area for two vehicles leading to a lawned area which in turn leads to the grassed front garden enclosed with fencing. To the rear is a very attractive fully enclosed garden with a good deal of privacy, level paved terrace, lawned area, flower/shrub border and two garden stores.

AGENTS NOTES

Please note : The property is subject to a local authority Section 157 occupancy restriction and there is a pedestrian right of way leading from the adjoining house to the road.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	