



**Awaiting EPC**

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5 Colyford Road, Seaton, EX12 2DP

GUIDE PRICE

**£385,000**

TENURE Freehold



**A Well Presented Detached Chalet Style Bungalow With Manageable Gardens, Garage, Conveniently Situated For Local Amenities And A Short Walk To The Town Centre And Beach**

Entrance Hall \* Lounge \* Dining Room \* Kitchen \* Conservatory \* Ground Floor Bedroom \* Study/Bedroom 3 \* Ground Floor Shower Room/Wc  
Spacious First Floor Main Bedroom \* First Floor Shower Room/Wc \* Viewing Recommended



**5 Colyford Road, Seaton, EX12 2DP**

Seaton occupies a flat site at the mouth of the River Axe with the ancient harbour of Axmouth to the east and the white cliffs of Beer to the west. Its mile long beach, which is part of the World Heritage Site known as the Jurassic Coast, opens onto the waters of Lyme Bay. The town itself has many small shops – greengrocer, fishmonger, butcher and florist – which have disappeared from so many other high streets. Further facilities for all day-to-day requirements include a local hospital, doctors surgeries, a primary school, banks and building societies. Seaton is a popular resort for holiday makers and boasts a wealth of activities both cultural and sporting with golf, tennis and bowls clubs, and offers opportunities for water sports of all kinds, from sailing to windsurfing etc. Colyton is a small rural town just 3 miles inland which is surrounded by glorious countryside and is renowned for its Grammar School. The county of Exeter, with its regional airport, is some twenty miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately seven miles distant.

**THE ACCOMMODATION COMPRISES:** External light and double glazed front door with matching side screen to:

**ENTRANCE HALL:**

**LOUNGE:** 4.57m x 3.96m (15'0" x 13'0")

**DINING ROOM:** 3.33m x 2.9m (10'11" x 9'6")

**KITCHEN:** 3.05m x 2.31m (10'0" x 7'7")

**CONSERVATORY:** 3.05m x 2.36m (10'0" x 7'9")

**GROUND FLOOR BEDROOM 2:** 3.73m x 3.73m (12'3" x 12'3")

**GROUND FLOOR STUDY/BEDROOM 3:** 2.62m x 1.93m (8'7" x 6'4")

**GROUND FLOOR SHOWER ROOM/WC:**

From the main entrance hall stairs rise to first floor landing.

**MAIN BEDROOM 1:** 4.88m x 4.14m (16'0" x 13'7")

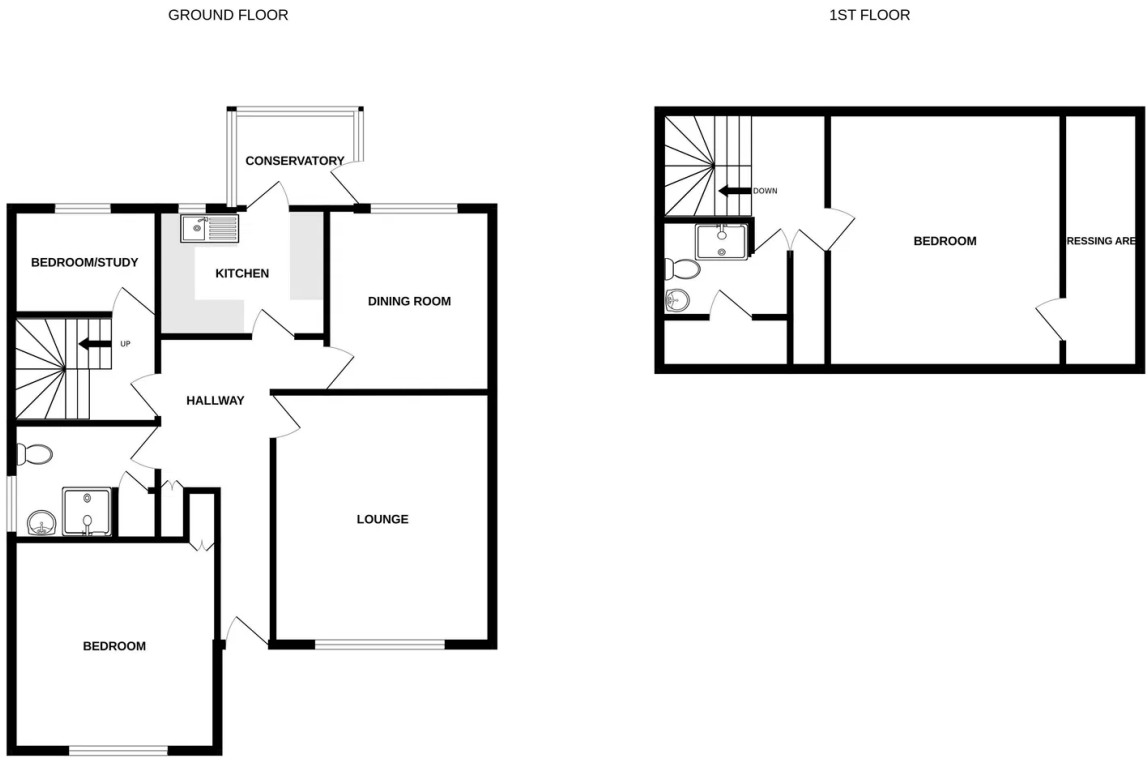
**EN-SUITE DRESSING ROOM:** 4.88m x 1.42m (16'0" x 4'8")

**FIRST FLOOR SHOWER ROOM/WC:** 2.67m x 1.8m (8'9" x 5'11")

**OUTSIDE:** Low stone walling to front with inset flower borders. Pathway gives access to the property. To the rear metal decorative gates from Valley View opens to driveway and garage, providing quiet vehicular access in and out the property. Well planned and landscaped gardens with patio areas, ideal for outside entertaining.

**GARAGE:** 5.49m x 2.74m (18'0" x 9'0") With up and over door, Upvc double glazed door, power and light connected.

**FLOOR PLAN:**



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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