



Devoncroft



# Devoncroft Seaton

Colyford, Colyton, EX24 6QW

Colyton: 1.3 miles Seaton: 1.6 miles Axminster: 5.9 miles

Spacious three-bedroom detached house in a popular village location, with views over the Axe Valley, lovely gardens, garage and driveway.

- Detached
- Kitchen/diner
- Gardens
- Freehold
- 3 bedrooms
- Conservatory
- Garage and driveway
- Council Tax Band F

Guide Price £750,000

## SITUATION

Devoncroft is situated in the popular village of Colyton. The village benefits from an active community with a range of facilities on offer including two village inns, a bike shop and cafe, post office/general store, parish church, and a village hall.

The small historic town of Colyton is situated about a mile away and is highly regarded for its beautiful period architecture, local amenities and a doctors surgery. Colyford offers an appealing range of convenience shops. Both Colyford and Colyton are perhaps best known for the much acclaimed Colyton Grammar School, one of England's top state schools, which is within walking distance of Devoncroft.

England's first World Heritage Site, the Jurassic Coast, lies just 2 miles to the South via the seaside town of Seaton and the Regency town of Sidmouth is just 10 miles away. To the East there is the coastal town of Lyme Regis. To the West is the city of Exeter, which is within easy reach and provides all the amenities one would expect from a major city, with a mainline station offering direct access to London. There is an additional station at Axminster, just six miles away, which is also a direct line to Waterloo. The property is also positioned nearby to a bus route.



## DESCRIPTION

Devoncroft is a detached three-bedroom property, with spacious accommodation throughout, which could benefit from some modernisation.

On the ground floor there is glazed front porch, leading into a spacious entrance hallway. There is a lovely dual-aspect snug with feature fireplace to the front of the property. The sitting room is light and bright and leads into the conservatory, with double doors out to the garden. The kitchen/diner is a good-sized room, but could benefit from some modernisation to make the most of the space available. There is a small utility area off the kitchen, and to the rear there is a boot room with side access to the garden, and downstairs WC.

On the first floor are three double bedrooms, all with fitted wardrobes. Bedroom 1 is spacious with sliding doors leading out to a good-sized balcony, making the most of the views over the Axe Valley, and an ensuite shower room with large shower, WC and wash hand basin with vanity below. Bedrooms 2 and 3 are both bright, dual-aspect bedrooms with plenty of fitted wardrobes. The family bathroom has a fitted bath with shower over, WC and wash hand basin.

## OUTSIDE

The majority of the garden is to the front and side of the property. The south-facing lawn is bordered by a range of mature shrubs and trees, offering great privacy. There is a lovely patio area and raised decking area, perfect for outdoor dining, leading to a greenhouse and summerhouse. To the rear, there is a further patio area with pond and views towards the Axe Valley. There is a detached wooden garden chalet, with electric, and shower room with shower cubicle, WC and wash hand basin.

The property is approached by double timber gates to a tarmac parking area. Garage with up and over door to the front and rear.

## SERVICES

All mains services connected.

Standard and superfast broadband available (Ofcom). EE, O2 and Vodaphone mobile phone coverage outdoors.

## DIRECTIONS

From Colyton, head south taking a left onto South Street and follow this road for about 1 mile. Take a right onto Swan Hill Road and just before a 1/4 mile turn left onto Seaton Road. Devoncroft is about 160 yards up the road on the left-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1901 sq ft / 176.6 sq m  
 Garage = 262 sq ft / 24.3 sq m  
 Outbuilding = 222 sq ft / 20.6 sq m  
 Total = 2385 sq ft / 221.6 sq m  
 For identification only - Not to scale

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1134859



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885