



Yaffles



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Coly Road, Colyton, EX24 6PU

Seaton 2.6 miles; Axminster 6.3 miles

A well presented three-bedroom detached home, offering open-plan living, private garden, and private driveway parking. EPC C

- Detached
- Garden
- Colyton Grammar School Catchment
- Council Tax Band E
- Three Bedrooms
- Driveway Parking
- Freehold

Guide Price £725,000

SITUATION

Colyton lies in the heart of the East Devon Area of Outstanding Natural Beauty offering a range of amenities including shops, post office, primary school and the renowned Colyton Grammar School.

Seaton Beach is located a few miles away and has further amenities such as larger supermarkets, Axmouth Golf Club and Axe Yacht Club. Seaton is part of the world-renowned Jurassic Coast, with a mile-long beach, Seaton wetlands and located on the South West Coastal path.

The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth, whilst the picturesque Dorset town of Lyme Regis, with its famous Cobb, is within easy reach. There is a main line station to London Waterloo at Honiton and Axminster.

DESCRIPTION

Yaffles is a well-presented three-bedroom detached home, built of brick render beneath a slate roof. The property offers modern, well-proportioned accommodation with a practical layout and private outdoor space.

On the ground floor is a spacious open-plan kitchen/ living/ dining room. Sliding doors open directly onto the rear patio and garden. The property also benefits from a boot-room, separate utility room and downstairs WC. Upstairs, there are two double bedrooms, a third bedroom/office and family bathroom.

OUTSIDE

To the front of the property is a private driveway with space to park two vehicles. The rear garden is enclosed and mainly laid to lawn, with a range of shrubs, bushes, and vegetable patches. The patio seating area is accessed from the kitchen via sliding doors. A timber shed offers useful additional storage.

SERVICES

Mains drainage, water (metered), gas and electric. Gas fired central heating. Standard and Superfast Broadband available. Mobile signal likely outside with all major networks (Ofcom, 2025).





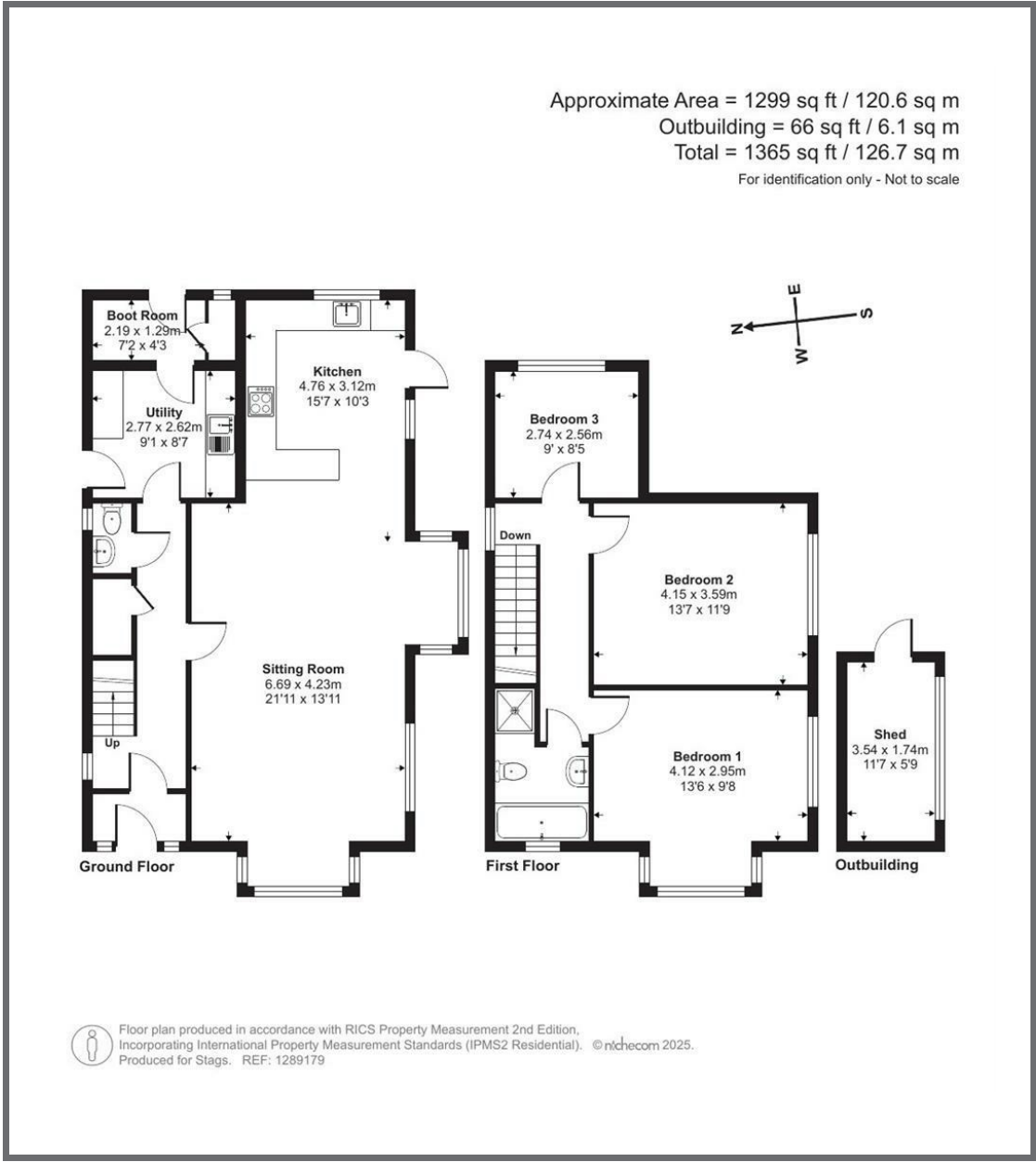
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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