



Bulls Court House, Dolphin Street, Colyton,

A unique three bedroom cottage in the heart of the sought after village of Colyton.

Per Month

£950 Per Month

**Symonds
& Sampson**

ESTABLISHED 1858

Bulls Court House, Dolphin Street, , Colyton, , EX24 6NA

- Fully Furnished
- Three bedrooms
- Two reception rooms
 - Town location
 - Veranda area
- Many original features

Viewing strictly by appointment
Symonds & Sampson
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With a history spanning several centuries, Bulls Court House is a most unique character home offering accommodation over three floors and convenient to the town centre.

The ground floor offers kitchen leading to the dining Room which features the old shop window, both rooms are full of original features and inglenook fireplace..

The first floor is the Sitting Room, double bedroom to the front enjoys views towards the pretty 15th Century church whilst to the rear is a Study/Dressing Room which leads through to the Bathroom.

Two further double bedrooms can be found on the second floor, each with rooftop views.

Outside is a small veranda area situated just off of the kitchen.



The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor is likely, broadband is provided to the property via Openreach. There is a low risk of flooding as stated by the GOV.UK website. The property has gas central heating and will be let furnished.

Rent - £950 per month / £219 per week

Holding Deposit - £219

Security Deposit - £1096

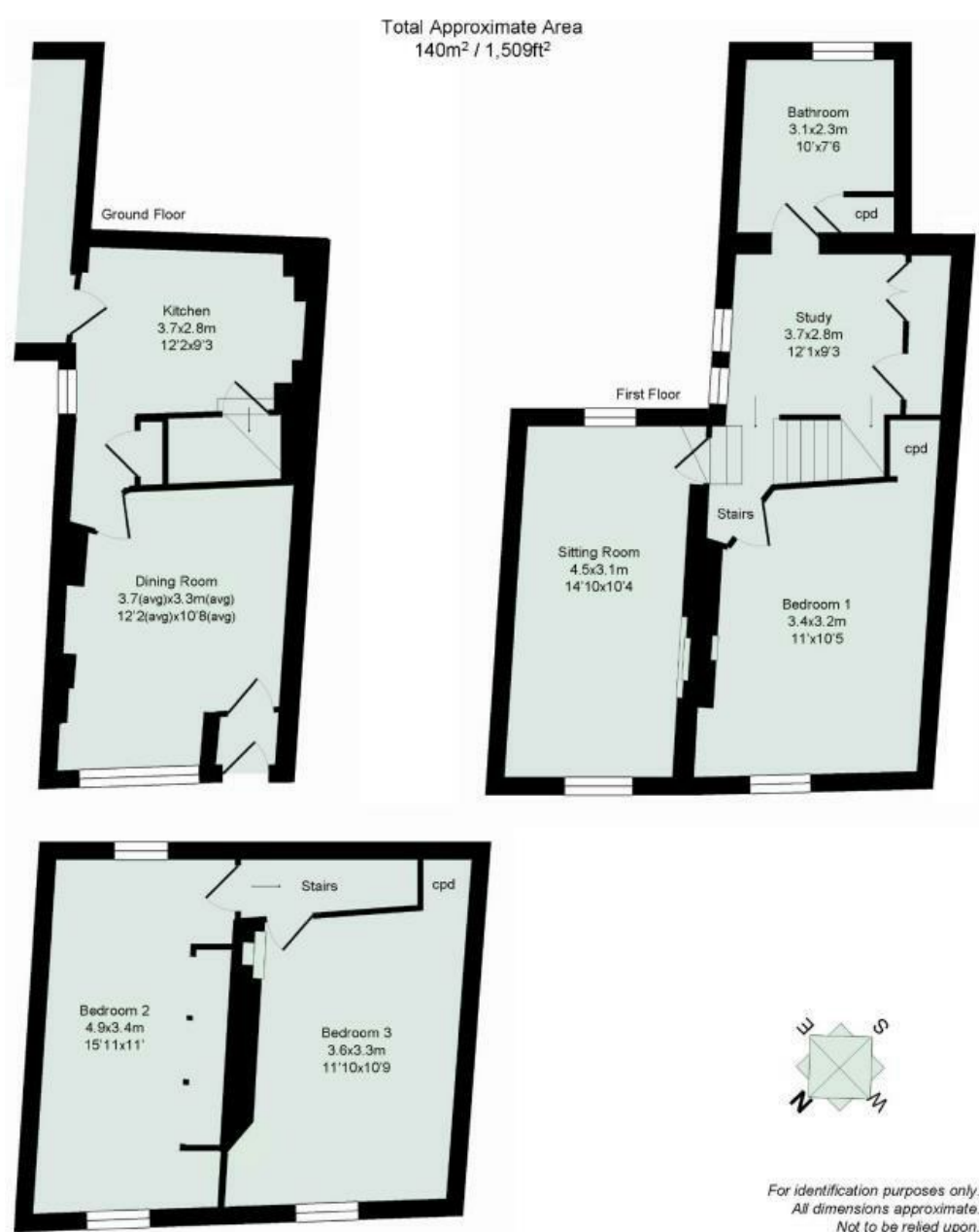
EPC Band - D

Council Tax Band – B

Directions
 What3words:///unsigned.richer.durations

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			57
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Office/Neg/date



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