



High Walls Cottage, King Street, Colyton, EX24 6LF



- Unfurnished
- Available immediately
- Very private

- Long term let
- Annex included
- Located in town centre

£1,450 Per Calendar Month

Immaculate two bedroom character cottage in a very private walled location in Colyton with a separate annex and garage included.

Available immediately for an initial 12 month tenancy.

Accommodation comprises of sitting room with wood burner, open plan kitchen/dining room with wood burner, two bedrooms and a bathroom with shower over the bath.

The garden is a very private walled courtyard and there is a spacious garage with the property.

The annex is detached from the main house and has one reception room, a large wet room and separate utility room.

The property is unfurnished. Heating is via Gas underfloor heating. The rent is exclusive of council tax, internet, mains electricity, water, drainage and gas. As stated on the Ofcom website, indoor mobile signal is likely, outdoor mobile signal is good. There is Superfast broadband at the property. There is a very low risk of flooding as stated by the GOV.UK website.

Rent - £1,450.00 per calendar month / £334.00 per week

Holding Deposit - £392.00

Security Deposit £1,673.00

Council Tax Band - D

EPC Band - D

SITUATION

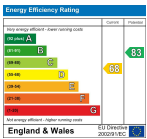
The historic small town of Colyton offers local shops and a fine old Church. The excellent Colyton Grammar school is just up the road. Nearby resorts include Seaton, 2 miles and Lyme Regis, 8 miles, both on the Jurassic Coast. Seaton is a popular coastal resort with a mile-long pebble beach. The town itself has many small shops, a local hospital, doctors' surgeries, primary school, bank and building society. A popular resort for holiday makers, Seaton boasts a wealth of activities including golf, tennis and bowls. The County town of Exeter, with its regional airport, is some twenty five miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately seven miles in distance.

DIRECTIONS

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