



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

2 1 2

- Unfurnished
- Available immediately
- Very private

- Short 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 6/12 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

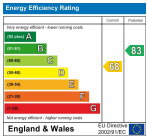
The historic small town of Colyton offers local shops and a fine old Church. The excellent Colyton Grammar school is just up the road. Nearby resorts include Seaton, 2 miles and Lyme Regis, 8 miles, both on the Jurassic Coast. Seaton is a popular coastal resort with a mile-long pebble beach. The town 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

What3words- ///ogre.unfilled.cabinet

What3words- ///ogre.unfilled.cabinet

Office/Neg/Date



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.