

# 1 Bulls Court

Colyton, Devon



# 1 Bulls Court

Colyton  
Devon EX24 6NB

A delightful two bedroomed period character cottage located at the heart of Colyton in a tucked away position along a pedestrian lane.



- Semi-detached Cottage
- Pretty Town Centre Location
  - Open Fire
- Courtyard Garden

Guide Price £235,000

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)





## THE PROPERTY

Thought to have its origins in the 19th century this tucked away two-bedroom cottage in the centre of Colyton has a perfect blend of period charm and modern living. Being within walking distance of local amenities, this cottage will appeal to a wide range of buyers.

## ACCOMMODATION

Upon entering the property through the sunroom, you are greeted by a sitting room with fireplace, adding a cosy touch and creating a lovely atmosphere. The ground floor also includes the kitchen which is fitted with a range of modern wall and base units, a one and a half bowl sink unit, integral fridge and space for a kitchen table. The bathroom, complete with a bath with shower over, low level W C, vanity wash hand basin and fully tiled for a sleek finish is located off the lobby which has a stable door into the courtyard.

There are two bedrooms to the first floor both with views across the town towards the surrounding countryside.

Outside, the courtyard garden, offering a patio, is enclosed by a stone wall and a wrought iron gate. Whilst there is no parking outside the property, permit parking is readily available a very short walk away.

## SITUATION

The small town of Colyton has a wealth of historical buildings as well as a good range of local amenities including a variety of independent shops, cafes, health centre and library. Colyton is almost equidistant between the larger market towns of Honiton known for its antique shops and Axminster, which has a vibrant produce market in the town square every Thursday. Both towns have main line stations on the Exeter to Waterloo line. To the south, Lyme Bay, a dramatic stretch of the Jurassic Coast World Heritage site features the popular resorts of Lyme Regis with its famous Cobb and sand beach, as well as Branscombe and Sidmouth. The Cathedral city of Exeter (with its regional airport), shopping, sporting and cultural facilities is an easy commute. Whilst surrounded by unspoilt Devon countryside, the property is readily accessible by both road and rail with access to the M5 and the A30/A303 close by.

## LOCAL AUTHORITY

East Devon District Council, Honiton, Devon.

Tel : 01404 515616

Council Tax Band B

## SERVICES

Mains Electricity, Gas, Metered Water & Drainage.

Broadband : Superfast available

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

## MATERIAL FACTS

Flood Risk

The property is located in Flood Zone 1, an area with a low probability of flooding.

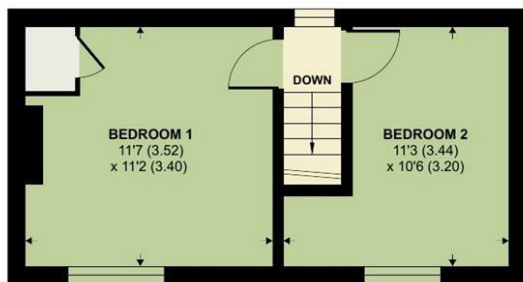




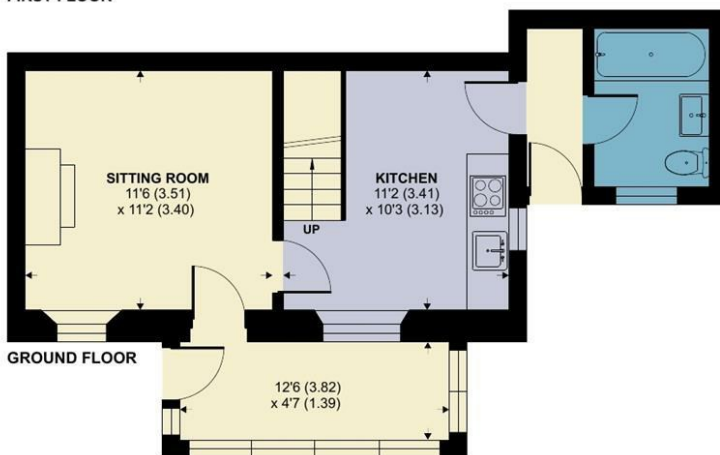
## Bulls Court, Colyton

Approximate Area = 645 sq ft / 59.9 sq m

For identification only - Not to scale



FIRST FLOOR




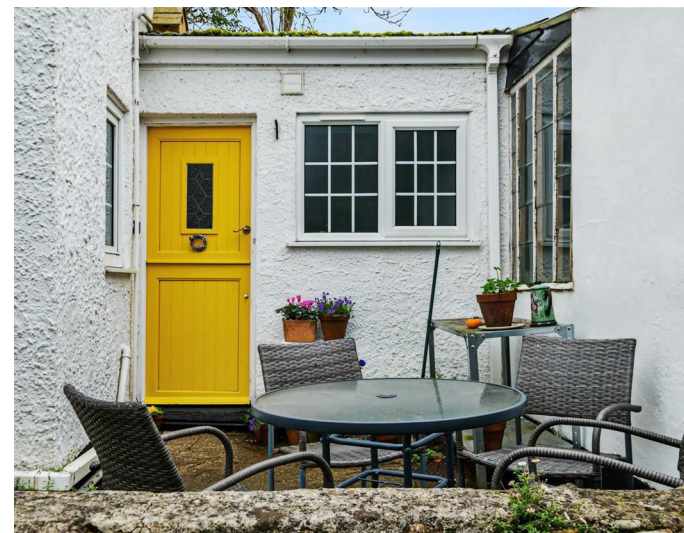
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1210128



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
12 plus) A			81
81-91) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F		46	
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Axm/AC/5.11.24



01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Symonds & Sampson, Trinity Square,  
Axminster, Devon EX13 5AW



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 or 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.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**