

BURNARDS FIELD RD COLYTON DEVON

ASKING PRICE OF £219,950



This semi detached bungalow sits in an elevated residential location with wonderful views to the front about half a mile from the centre of the town. The accommodation comprises 2 bedrooms, bathroom, spacious lounge/dining room & kitchen. At the back of the bungalow is a level garden, driveway parking & a garage. The property benefits from double glazing, gas central heating & cavity wall insulation. Additional space behind the garage may offer an opportunity for enlarging the property if desired as well as the potential for a loft conversion. All of this is of course, subject to the usual consents.

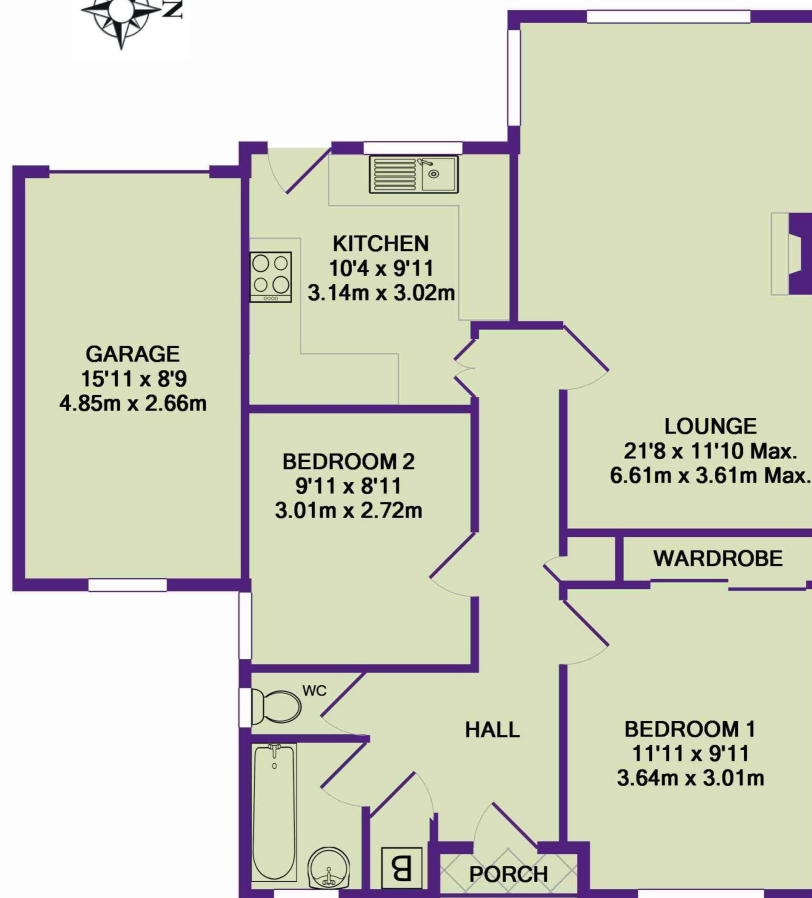
GORDON & RUMSBY

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www.gordonandrumsby.co.uk

5 Burnards Field Rd, Colyton EX24 6PE



Measurements are approximate. Not to scale. Illustrative purposes only
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

G792 Ravensworth 01670 713330



SERVICES: All mains services are connected. Water is metered.

COUNCIL TAX: East Devon District Council. Band D. Currently £1,535.29.

EPC RATING: C

ADDITIONAL INFORMATION:
During the current ownership, the property has been modernised with the following improvements having been made: Installation of a gas central heating system (formerly night storage), new windows & doors (approx. 4 yrs ago), new gas fire in the lounge, cavity wall insulation, increased loft insulation.

DIRECTIONS: From the A3052 at Colyford, take the road into Colyton. On arriving at the town centre just before the road bends sharp right, turn left into Hillhead. Towards the top of the hill is Burnards Field Rd but no 5 is situated on Hillhead.