

KINGSDON COLYTON DEVON

ASKING PRICE OF £590,000



Hill End, Kingsdon, Colyton, EX24 6EZ Asking price of £650,000

Lyme Regis 6.9 Miles

Seaton 2.8 Miles

Axminster 5.8 Miles

- Beautiful Detached 3 Year Old House
- Designed For Lifetime Living
- Lovely Views To Colyton
- Three Bedrooms, Two Bathrooms
- Fabulous Open Plan Living
- Garage & Ample Parking
- No Onward Chain
- Garden designed by Tony Benger Landscaping
- No Onward Chain



Hill End is a unique, detached property built approximately 3 years ago, situated in a quiet no-through lane, enjoying panoramic views towards Colyton.

Discretely designed with accessibility in mind, the house has been fitted with a lift and each floor is level with no internal steps. The property benefits from high levels of insulation and underfloor heating warmed by an air source heat pump. The front door opens to a good-sized hallway which leads into an open plan living/dining/kitchen space where the eye is immediately drawn to the bi-folds and lovely outlook onto the garden and views beyond. The bespoke kitchen offers an extensive range of storage & integrated Neff appliances with an oak topped island & breakfast bar. A dining area links the kitchen with the cosy living room featuring multi-fuel stove. Upstairs, a spacious, bright landing leads to 3 double bedrooms & family bathroom, the principle bedroom has built-in wardrobes and en-suite. Views from the back of the house are lovely, taking in the tramway, the town rooftops, the church tower and countryside beyond. To the side, the view is directly over the adjoining pony field. There is ample driveway parking and a generously sized garage.





SERVICES: Mains electricity, water and drainage are connected. Water is not metered. Air source heat pump for under floor heating.

COUNCIL TAX: Band E. East Devon District Council. £2823.65 (2024/25).

EPC: B

ADDITIONAL INFO: All windows are aluminium double glazed.

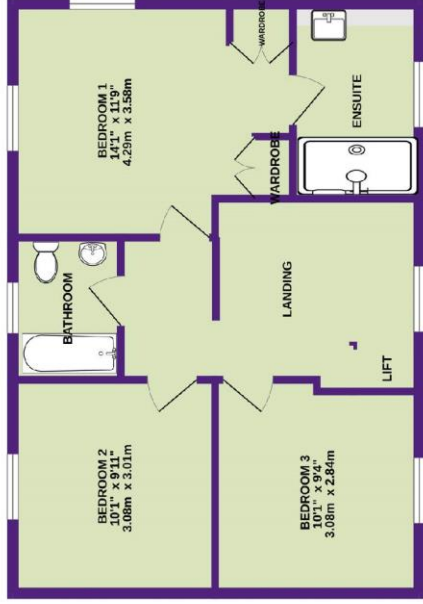
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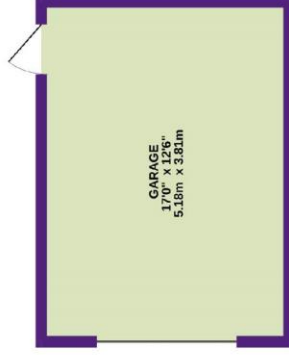
PROPERTY MISDESCRIPTIONS ACT 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure 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.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



OUTSIDE
214 sq.ft. (19.9 sq.m.) approx.



TOTAL AREA (EXCLUDING GARAGE) 124.7 SQ.M.

TOTAL FLOOR AREA : 1342sq.ft. (124.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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