



## 6 Elm Villas Fair View Lane, Colyford, Colyton, EX24 6QY

Auction Guide £195,000 Freehold

- FOR SALE BY TRADITIONAL ON LINE AUCTION
- Extensive gardens (0.09 hectares/0.22 acres approx) and large detached workshop/garaging.
- Peaceful location adjoining open fields
- Living room, kitchen, utility room, cloakroom, store room and bathroom
- AUCTION END DATE IS 12.00 NOON 25th June 2026
- Three double bedrooms
- Excellent potential to develop further subject to planning/conditions
- A spacious semi detached chalet style property
- Modernisation and improvement required throughout
- Sealed unit double glazing

# 6 Elm Villas Fair View Lane, Colyton EX24 6QY

BEING SOLD BY TRADITIONAL ONLINE AUCTION IN CONJUNCTION WITH 247 PROPERTY AUCTIONS-please see terms and relevant fees info@247propertyauctions.co.uk. AUCTION END DATE 12.00 NOON 25th June 2026.

This is a interesting semi-detached two storey house occupying a peaceful location adjoining fields in the village of Colyford, close to The Colyton Grammar School, easy access to the historic town of Colyton and within approximately 2 miles of the beach at Seaton.

The property requires general updating and modernisation throughout but does offer scope to form a spacious, three bedroom family home.

The accommodation briefly offers on the ground floor-living room, kitchen, utility room, cloakroom, store room, bedroom three and bathroom. On the first floor are two further bedrooms. Outside, a driveway provides off road parking and leads to the car port which in turn leads to the useful detached workshop/garage. The front and rear gardens are of a good size (extending to approx. 0.09 hectares/0.22 acres) well stocked, with a good deal of privacy (adjoining fields to one side) and offering excellent potential.



Council Tax Band: B



### **ENTRANCE**

Front door leading to

### **HALLWAY**

Stairs rising to first floor, understairs cupboard, store cupboard. Doors leading to

### **LIVING ROOM**

17'06" max x 15'02" max (5.33m max x 4.62m max)

Aspect to rear garden, sliding sealed unit double glazed door to outside, stone fireplace.

### **BEDROOM THREE/DINING ROOM**

10'08" x 10'05" (3.25m x 3.18m)

Aspect over front garden, wardrobe.

### **KITCHEN**

10'11" x 7'05" (3.33m x 2.26m)

Aspect to rear, work surfaces, drawer units, cupboard units, eye level wall units. Single drainer stainless steel sink unit. Adjoining larder cupboard.

### **REAR LOBBY**

Door to outside, doors leading to

### **UTILITY ROOM**

9'06" x 5'03" (2.90m x 1.60m)

Aspect front, stainless steel sink unit. range of cupboards and work surface, quarry tiled floor.

### **CLOAKROOM**

With WC and wash hand basin, window to side.

### **STORE ROOM/STUDY**

8'08" x 4'02" (2.64m x 1.27m)

Aspect rear.

### **BATHROOM**

7'01" x 6'02" (2.16m x 1.88m)

Fitted with white suite comprising low level WC, pedestal wash hand basin, panelled bath, heated towel rail.

### **FIRST FLOOR**

#### **LANDING**

Store cupboard, doors leading to

#### **BEDROOM ONE**

15'02" x 10'09" (4.62m x 3.28m)

Aspect rear, wardrobes built in, access to eaves, access to loft.

#### **BEDROOM TWO**

15'02" max x 9'04" (4.62m max x 2.84m)

Aspect rear, countryside views, built in wardrobes, eaves access.

### **OUTSIDE**

The property is approached over a driveway providing off road parking and leads to the CAR PORT 17' x 9'11"

which in turn leads to the substantial DETACHED WORKSHOP/GARAGE 22'09" x 13'10" with power, lighting, fitted work benches, wall units, sink, up and over door, further courtesy door to rear.

Extensive gardens to front and rear, extending to approx. 0.09 hectares/0.22 acres, well stocked with excellent potential. Patio area, timber wood store (15'07" x 6'09").

The rear gardens are private and offer a good deal of seclusion.

### **TENURE**

We are advised the property is Freehold with a Section 157 Restriction (Housing Act 1985)-please see legal pack for further details

### **CONSTRUCTION**

Non standard construction (timber primary building material)

### **IMPORTANT INFORMATION**

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the sellers solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

### **AUCTION LEGAL PACK AND FINANCE**

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

### **PRICE INFORMATION**

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction) This reserve figure cannot be higher than 10% above a single figure guide. Please check the 247 Property Auctions website regularly at [info@247propertyauctions.co.uk](mailto:info@247propertyauctions.co.uk) or contact them on 01395 247000 for upto date information. Following the fall of the hammer contracts are exchanged and there is no going back.

### **AUCTION FEES**

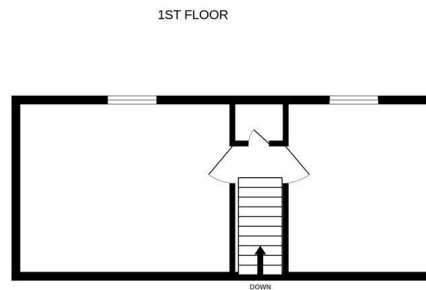
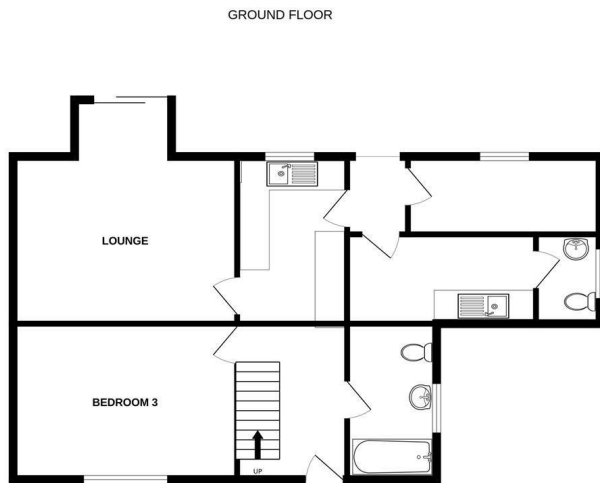
The purchase of this property may include associated fees not listed here as it is to be sold via auction. To find out more about the fees associated with this property please call 247 Property Auctions on 01395 247000 or [info@247propertyauctions.co.uk](mailto:info@247propertyauctions.co.uk)

### **GUIDE PRICE**

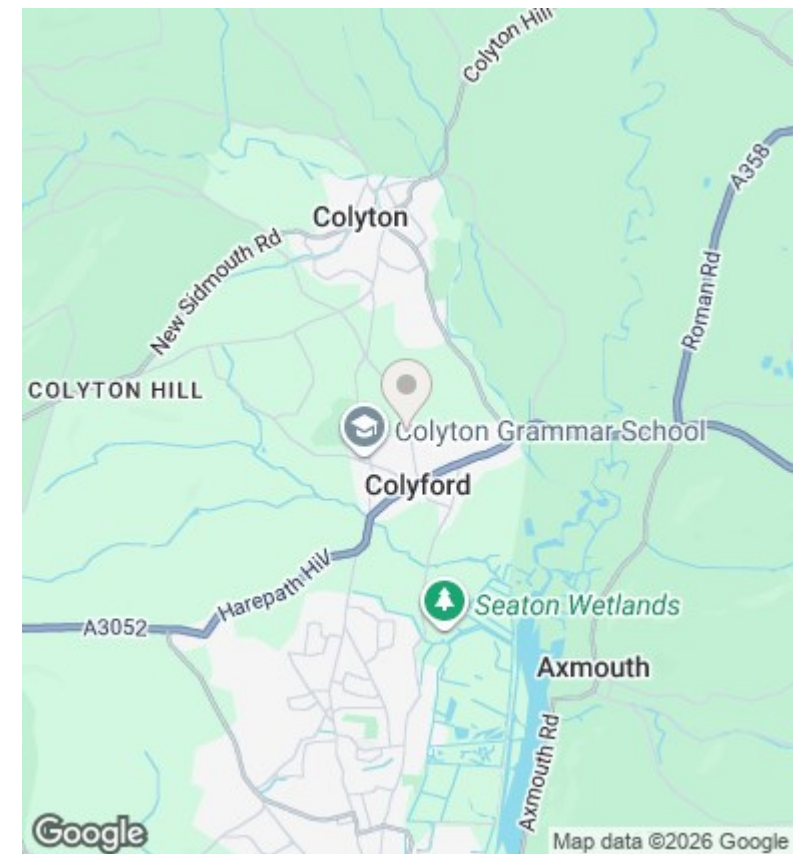
An indication of a seller's minimum expectation at auction and given as a Guide Price or a range of Guide Prices. This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

### **RESERVE PRICE**

Each auction property will be subject to a 'Reserve Price' below which the property cannot be sold at auction. Normally the 'Reserve Price' will be set within the range of 'Guide Prices' or no more than 10% above a single 'Guide Price'



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	