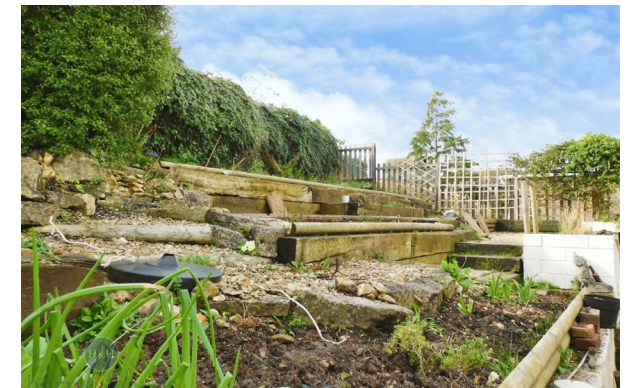




## 16 Gribble Mead, Colyton, EX24 6PP

Asking Price £210,000 Freehold

- An end of terrace bungalow
- Two bedrooms and office/study
- Gas central heating and double glazing
- NO ONWARD CHAIN
- Elevated location with open outlook
- Living room and conservatory
- Attractive, secluded rear terraced garden
- Convenient, peaceful location
- Some modernisation required
- Local authority restriction (Section 157) applies



# 16 Gribble Mead, Colyton EX24 6PP

This is an end of terrace bungalow situated in an elevated, cul de sac location, within reach of the local town shops and amenities. The property which enjoys open views from the front aspect, benefits from sealed unit double glazing and gas fired central heating. The accommodation briefly comprises a living room, conservatory, kitchen, two bedrooms, study and bathroom.

Outside, to the front of the property is a lawned garden with range of mature shrubs.

To the rear of the bungalow is a good sized terraced garden which is stocked with variety of shrubs and plants.

Please note there is a restriction imposed on this property under Section 157 of the Housing Act 1985.

NO ONWARD CHAIN



Council Tax Band: B



## ENTRANCE

Front door leading to

## HALLWAY

Built in cupboard, hatch to loft space, doors leading to

## LIVING ROOM

12'09" x 12'08" (3.89m x 3.86m)

Aspect to the front of the property, gas fire, radiator, sealed unit double glazing. Leading to

## CONSERVATORY

11'01" x 6'10" (3.38m x 2.08m)

Built in cupboard, sliding door to outside.

## KITCHEN

11'07" x 9'09" (3.53m x 2.97m)

Fitted with roll top work surfaces, drawer units, cupboard units and eye level wall units., china display cabinets. Single drainer sink unit, space for cooker. Space for fridge freezer.

## BEDROOM ONE

11'05" x 10'05" (3.48m x 3.18m)

Aspect to the rear. Sealed unit double glazing and radiator.

## BEDROOM TWO

9'02" x 7'04" (2.79m x 2.24m)

Aspect to the front of the property, sealed unit double glazing, radiator.

## STUDY/OFFICE

5'02" x 4'02" (1.57m x 1.27m )

Aspect to the front (not double glazed), radiator.

## BATHROOM

6'03" x 5'05" (1.91m x 1.65m)

White suite comprising, panelled bath, fitted shower, low level WC, inset wash hand basin, radiator.

## OUTSIDE

To the front of the bungalow is a lawned area and collection of mature shrubs and plants. A side access leads to the rear garden which includes gravelled areas and a number of terraces stocked with plants and shrubs.

## AGENTS NOTE

There is a restriction imposed on this property under Section 157 of the Housing Act 1985. This restricts the person/persons buying the property to those who have lived or worked within the administrative County of Devon for at least three years. For further information please contact East Devon District Council.

The floor plan shows a rectangular house layout. At the top left is a **STORAGE** area, and below it is a **PORCH**. To the right of the storage is a **CONSERVATORY**. The central part of the house contains a **KITCHEN**, a **BATHROOM** (with a toilet, sink, and bathtub), and a **HALLWAY**. The bottom left is a large **LOUNGE**, and the bottom right contains a **STUDY** and **BEDROOM 2**. **BEDROOM 1** is located to the right of the bathroom. The plan includes various doors and windows, with some rooms having multiple openings.

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