

Symonds  
& Sampson

# Bulls Court House

Dolphin Street, Colyton, Devon

# Bulls Court

Dolphin Street  
Colyton  
Devon EX24 6NA

A unique three bedroom cottage in the heart of the sought after village of Colyton.



- Furnished or unfurnished
  - Available late July
  - Long term let
  - Town location
  - Veranda area
  - Original features



£950 Per Calendar Month

Bridport Lettings  
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## THE PROPERTY

Unique character home offering accommodation over three floors with convenient access to the town centre.

Available late July.

The ground floor offers kitchen leading to the dining Room which features the old shop window, both rooms have original features and inglenook fireplaces. The first floor is the living room, double bedroom to the front enjoys views towards the pretty 15th Century church whilst to the rear is a study/dressing room which leads through to the bathroom.

Two further double bedrooms can be found on the second floor, each with rooftop views.

Outside is a small patio area situated just off of the kitchen.

The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor is likely, broadband is

## SITUATION

The historic small town of Colyton offers local shops and a fine old Church. The excellent Colyton Grammar school is just up the road. Nearby resorts include Seaton, 2 miles and Lyme Regis, 8 miles, both on the Jurassic Coast. Seaton is a popular coastal resort with a mile-long pebble beach. The town itself has many small shops, a local hospital, doctors' surgeries, primary school, bank and building society. A popular resort for holiday makers, Seaton boasts a wealth of activities including golf, tennis and bowls. The County town of Exeter, with its regional airport, is some twenty five miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately seven miles in distance.

## DIRECTIONS

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## DIRECTIONS

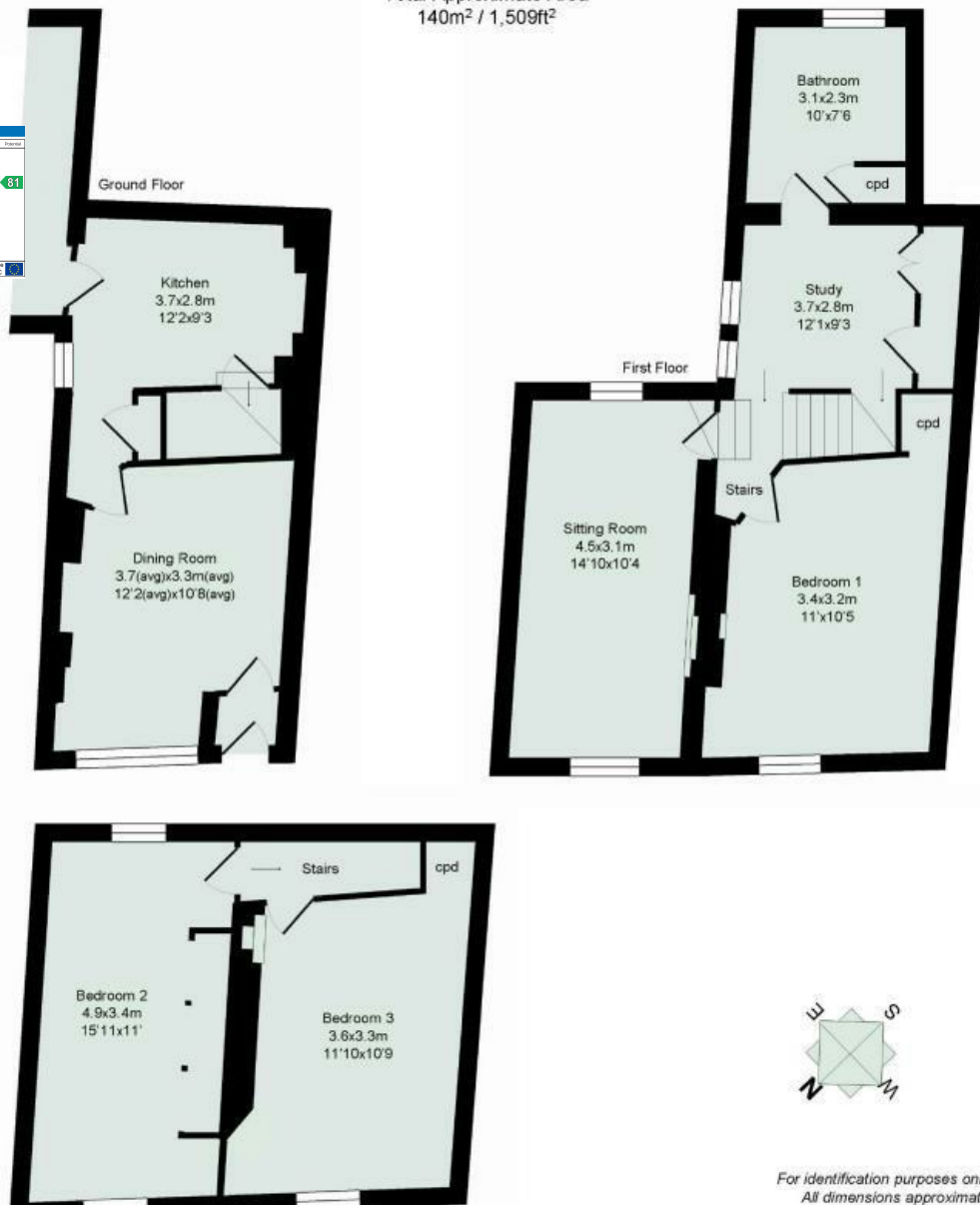
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Total Approximate Area  
140m<sup>2</sup> / 1,509ft<sup>2</sup>

Energy Efficiency Rating	
Energy Efficiency Class	Score
A	81
B	69
C	57
D	45
E	33
F	21
G	9

England & Wales  
EPC Directive  
2002/91/EC



For identification purposes only.  
All dimensions approximate.  
Not to be relied upon.



Office/Neg/Date



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