



13, Burnards Close





# 13, Burnards Close

, Colyton, EX24 6PH

Colyton: 0.3 mile Seaton: 2.4 miles Beer: 4.9 miles

A detached bungalow set within mature, well-established gardens, featuring a double garage and conveniently located within walking distance of the town centre

- Detached bungalow
- Double garage
- Beautiful gardens
- Conservatory
- EPC D
- Three bedrooms
- Driveway
- Walking distance to town
- Freehold
- Council Tax Band E

Guide Price £560,000

## SITUATION

The small and historic market town of Colyton is situated within the rolling East Devon countryside, and located about a mile to the north of the main coast road. The town centres on its active market square and possesses an excellent selection of local facilities, including post office, shops, pubs, restaurants, bank, library, health centre and the nationally renowned Colyton Grammar School.

There is an excellent local community including many clubs and sports, and within very easy reach to the south is the spectacular East Devon coast, known as the Jurassic Coast, designated a World Heritage Site, and including such well known seaside towns and villages as Lyme Regis, Seaton, Branscombe, Beer and Sidmouth. There are many beautiful walks, both along the coast and also around the surrounding countryside.





## DESCRIPTION

This well-designed bungalow offers a thoughtfully arranged layout, with the living and kitchen areas located to one side of the entrance hallway and the bedroom accommodation to the other, ideal for comfortable, practical living.

The well-appointed kitchen is positioned at the rear of the property, enjoying lovely views over the garden and direct access to a useful utility room. The spacious L-shaped lounge features a charming bay window and a feature fireplace, offering flexibility to create distinct sitting and dining areas. At the rear, a bright conservatory provides a peaceful spot to relax and take in the surrounding gardens and the quiet setting.

There are three bedrooms in total, with the principal bedroom benefiting from built-in storage and an ensuite shower room. Bedroom two also offers fitted wardrobes, while a well-equipped family bathroom and a separate cloakroom serve the rest of the home.

## OUTSIDE

The property occupies a generous corner plot, surrounded by beautifully maintained, mature gardens dotted with an attractive variety of established trees, creating a peaceful and private setting. A raised patio area, accessed directly from the conservatory, provides an ideal space for outdoor relaxation, dining, and entertaining.

Additional features include a double garage and driveway parking for two vehicles.

## SERVICES

All mains services connected (water meter).

Standard and superfast broadband available. Mobile signal likely with Three, EE, O2 and Vodafone (Ofcom).

## DIRECTIONS

What3words: [///canal.palm.shred](https://www.what3words.com/#!/en/0G8G-0G8G-0G8G)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



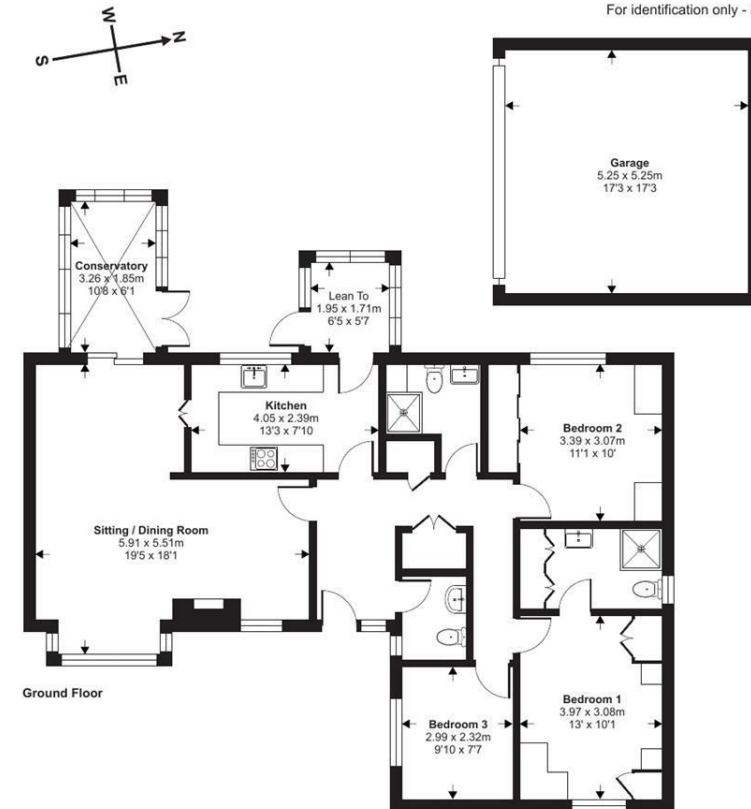
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>65</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

Approximate Area = 1164 sq ft / 108.1 sq m  
Garage = 297 sq ft / 27.5 sq m  
Total = 1461 sq ft / 135.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1334424



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