Apple Garth

STAGS

Apple Garth

Colyford, Colyton, EX24 6QR

What3Words: ///imprinted.stormed.outhouse

Generous family house with double garage and fantastic views towards the coast.

- No onward chain
- Principal en suite
- Two reception rooms
- South-facing garden
- Freehold
- Four double bedrooms
- Coastal countryside views
- Double garage workshop
- Quiet village setting
- Council Tax Band F

Guide Price £700,000

SITUATION: The property is set in a quiet position off the road on the southern outskirts of Colyford with lovely views over open farmland towards the Jurassic Coast and Seaton Wetlands.

The nearby coastal towns of Seaton, Sidmouth and Lyme Regis provide a range of beaches and leisure opportunities, while the historic market town of Colyton, approximately 2 miles away, offers day to day amenities including shops, medical facilities and the well known Colyton Grammar School. Axminster, about 6 miles distant, provides mainline rail connections to London Waterloo.

DESCRIPTION: The spacious and well laid out accommodation consists in the main of a welcoming entrance into a large and very well appointed kitchen dining room, fitted with a comprehensive range units integrated appliances include a two oven Aga.

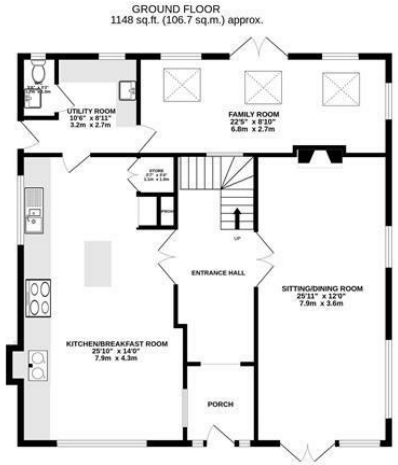
The sitting room is light and airy with patio doors opening onto the south facing front garden. To the rear is a useful family room overlooking the garden. In addition there is a utility room and separate WC.

On the first floor the principal bedroom enjoys an en suite and far reaching views. There are three further double bedrooms together with a beautifully fitted family bathroom.

OUTSIDE: To the rear of the property is a large double garage and workshop providing excellent storage and flexibility. A generous patio area leads to a raised lawn.

SERVICES: Mains gas, electricity, water and drainage. Standard broadband up to 49 Mbps, mobile coverage good outside (Ofcom)

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.



APPLE GARTH, COLYTON EX24 6QR

TOTAL FLOOR AREA : 2101 sq.ft. (195.2 sq.m.) approx.

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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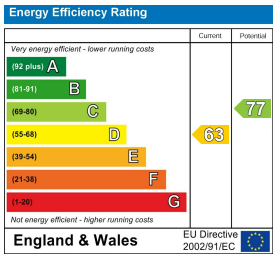

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