



21 Kingsholme



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Colyford, Colyton, EX24 6RJ

Colyton: 1 mile Seaton: 1.9 miles Axminster station: 5.2 miles

A large detached family home offering generous living accommodation and beautifully maintained private gardens, enjoying a tranquil setting with open views across adjoining fields. Also featuring a double garage and driveway parking, all set in a tucked-away position on the edge of the village.

- Detached family home
- Double garage
- Driveway parking
- Private gardens
- EPC C
- Four double bedrooms
- Master suite
- No onward chain
- Freehold
- Council Tax Band G

## Guide Price £775,000

Colyford lies in the heart of the East Devon Area of Outstanding Natural Beauty offering a range of amenities including shops, post office, primary school and the renowned Colyton Grammar School. Seaton Beach is located a few miles away and has further amenities such as larger supermarkets, Axmouth Golf Club and Axe Yacht Club. Seaton is part of the world-renowned Jurassic Coast, with a mile-long beach, Seaton wetlands and located on the South West Coastal path.

A generously proportioned home featuring a spacious entrance hall leading to a generous kitchen/breakfast room with patio doors opening onto the garden—ideal for everyday living and entertaining. The ground floor also offers two versatile reception rooms: a bright, welcoming sitting room with feature fireplace and patio doors, and a separate formal dining room. A useful study with bay window, a practical utility room, and a conveniently located downstairs cloakroom complete the ground floor layout.

Upstairs, there are four double bedrooms. The impressive principal suite includes a walk-in dressing area and an en-suite bathroom. Each of the remaining three bedrooms benefits from built-in wardrobes, and a well-appointed family bathroom with both bath and separate shower completes the accommodation.

The private rear garden enjoys a secluded setting with open views across adjoining fields. Mainly laid to lawn with mature trees and hedging, it also features a generous rear patio—ideal for outdoor entertaining. The property includes an integral double garage and a paved driveway providing ample off-road parking.

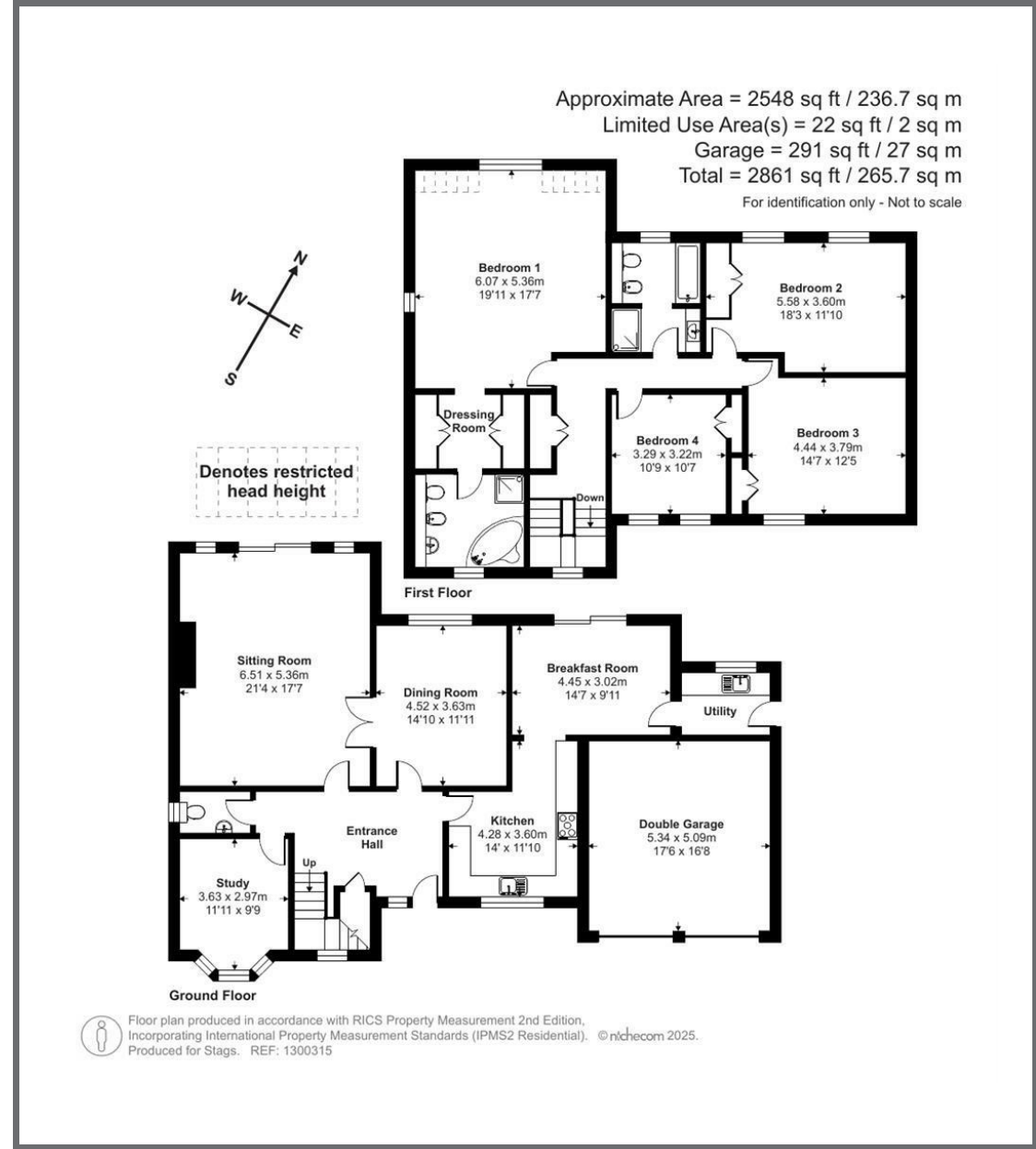
All mains services connected. Gas-fired central heating. Standard, superfast and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

What3words: ///spearhead.answers.submits





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)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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