

STAGS

Yaffles

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Coly Road, Colyton, EX24 6PU

Seaton 2.6 miles; Axminster 6.3 miles

Combining timeless character with contemporary open-plan living.

- Detached property
- Period property
- Colyton Grammar School Catchment
- Modernised throughout
- EPC C
- Three bedrooms
- Driveway parking
- Landscaped gardens
- Freehold
- Council Tax Band E

Guide Price £635,000

Yaffles is a home where both the quality of the interiors and the charm of the garden are best experienced in person to fully appreciate everything this property has to offer.

This property is a fully renovated 1930s three-bedroom detached family home, finished to an immaculate standard and offering a wonderful balance of character and modern living. Built of brick render beneath a slate roof, the property provides well-proportioned accommodation with a practical and stylish layout that can only be fully appreciated by way of an internal viewing.

The ground floor centres around a superb open-plan kitchen, living and dining room, with sliding doors creating a seamless flow onto the rear patio and garden perfect for both everyday family life and entertaining. Further accommodation includes a welcoming boot room, separate utility, and a downstairs WC, all thoughtfully designed to enhance the home's practicality. Upstairs, there are two generous double bedrooms, a versatile third bedroom/office, and a modern family bathroom.

To the front, the property enjoys a private driveway with space for two vehicles with further space for parking behind a five bar gate. The rear garden is a particular highlight, fully enclosed and mainly laid to lawn, it is beautifully planted with shrubs, bushes, and established vegetable beds. The patio, accessed directly from the kitchen, provides an inviting space for outdoor dining, while a timber shed offers valuable storage.

Colyton sits in the East Devon Area of Outstanding Natural Beauty with shops, a post office, primary school and the renowned Colyton Grammar School. Just a few miles away, Seaton offers a mile-long beach, supermarkets, golf and yacht clubs, plus access to the South West Coast Path and Seaton Wetlands. Nearby villages include Beer and Branscombe, with Lyme Regis and its famous Cobb also within easy reach. Mainline rail services to London Waterloo are available from Honiton and Axminster.

Mains drainage, water (metered), gas and electric. Gas fired central heating.
Standard and Superfast Broadband available. Mobile signal likely outside with all major networks (Ofcom, 2025).

What3Words: ///subtitle.reassured.reinstate













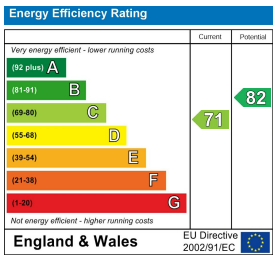






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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Approximate Area = 1299 sq ft / 120.6 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1365 sq ft / 126.7 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: 1289179