



5 Saxon Meadow  
Colyton, Devon. EX24 6AH

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A well-presented and deceptively spacious three-bedroom house situated in a select cul de sac within a short walk of the town and beautiful walks along the River Coly

- Entrance porch, hallway and cloakroom
- Well-equipped kitchen with door to the side
- Spacious sitting room with French doors
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom with shower above the bath
- Attached garage with electric door and parking
- Good sized, private rear garden

Guide Price £429,950

### THE PROPERTY

5 Saxon Meadow comprises an attractive detached residence which was built in 2020 and has rendered and timber clad elevations under a slated roof. It has spacious and well-presented accommodation which is bright due to its southerly orientation and sits on a generous plot which is particularly private due to its high boundaries.

From the front door there is a porch which opens into the hallway which has an Karndean floor which runs throughout the ground floor of the property. The kitchen has been well-fitted and was upgraded with painted units and a pull out full height larder, spice rack and large drawer unit, and this has a door to the side providing direct access to the garden . The sitting room is a good-sized room with French doors to the garden, an understairs cupboard and has a fireplace with a lined chimney for those who would like to install a wood burner. There is also a cloakroom.

To the first floor there are three bedrooms, the principal of which has an en-suite shower room, and a family bathroom which has a shower above the bath.





## OUTSIDE

The property is approached from the cul-de-sac over a brick driveway, which provides parking for several vehicles, where there is a raised herb bed. Adjacent to this is the attached garage which is wider and longer than average and has an electric door, power & light, door to the garden and also houses the Worcester boiler. The garden wraps around the property, the majority lies to the rear and is mainly laid to lawn with a high hedged boundary offering a great deal of privacy. There is a paved terrace and a gate to the side.

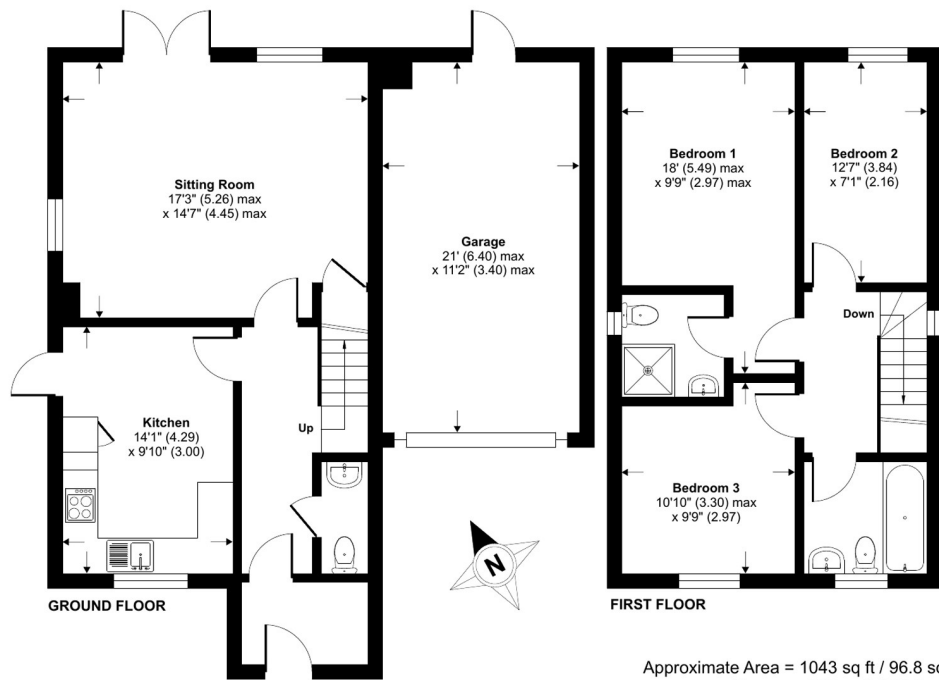
## SITUATION

5 Saxon Meadow is situated in a select residential cul de sac which in turn is located on the fringes of the town of Colyton. Colyton nestles on the bank of the River Coly, some 3 miles from the World Heritage Jurassic Coast. The property is conveniently located within walking distance of the centre of the town yet is also within just a few minutes' walk of some glorious countryside along the banks of the River Coly.

Colyton offers a comprehensive range of shopping and recreational amenities, as well as a primary school and the renowned Colyton Grammar School, one of the country's top mixed state schools, is only about a mile away. The town, with its beautiful medieval church, is situated amongst some of East Devon's most attractive countryside, much of which is designated as being of outstanding natural beauty.

The coast at Seaton, some 3 miles to the south, offers an excellent range of everyday amenities and a long pebble beach and esplanade, and there are beautiful coastal walks both east and west over the South West coast Path. The busy market town of Axminster is approximately 5 miles to the northeast and has a main line rail link to London Waterloo.





Approximate Area = 1043 sq ft / 96.8 sq m  
 Garage = 235 sq ft / 21.8 sq m  
 Total = 1278 sq ft / 118.6 sq m  
 For identification only - Not to scale

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Humberts. REF: 1140568

## DIRECTIONS

From the centre of Colyton with the Spar supermarket on your right hand side, continue around to the left and proceed out of the town for about 0.3 mile. Continue past the playing fields and Saxon Meadow will be found after a short distance on your left hand side. Number 5 is on the left after about 30 yards.

## SERVICES

Mains electricity, water, drainage and gas-fired central heating.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.  
 Council Tax Band: E.

## ENERGY PERFORMANCE CERTIFICATE

Rating: B.



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