



**Colyford Road  
Seaton  
Devon  
EX12**

**Offers in Excess of £530,000**

**bettermove**

# Colyford Road Seaton

Bettermove are proud to present this 4 bedroom detached house in Seaton, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

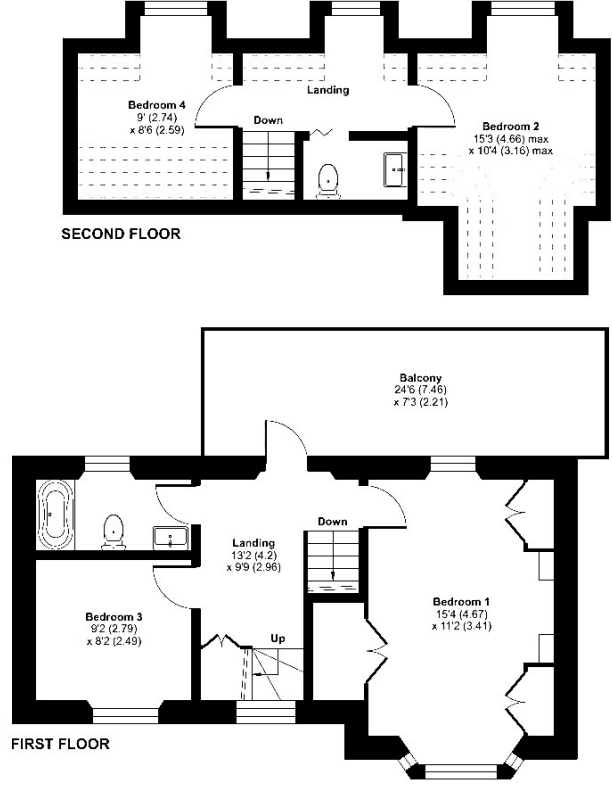
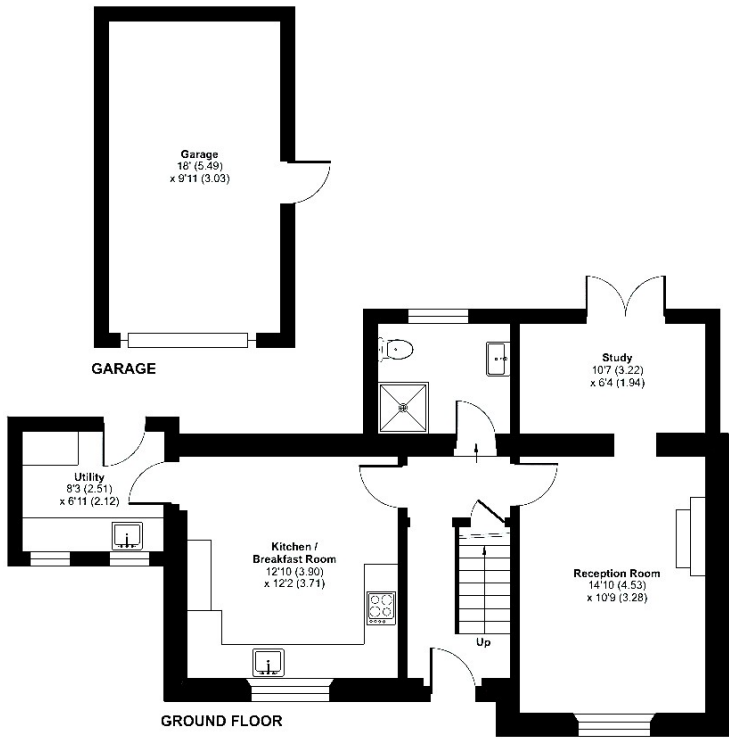
The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, study, and utility room on the ground floor. The first floor consists of four well-proportioned bedrooms and a family bathroom, alongside an additional shower room, with the upper levels offering access to a stunning balcony enjoying far-reaching sea and countryside views. Externally, the property boasts a private rear garden, perfect for enjoying the summer months, featuring a sun terrace, as well as a driveway and access to a garage.

Located in the popular coastal town of Seaton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from Axminster Train Station, a variety of local bus routes, and quick access to the A358.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>47</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



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