



## Silver Howe Dolphin Street, Colyton, EX24 6LU

Offers In The Region Of £395,000 Freehold

- A characterful, detached house
- Two reception rooms
- Attractive, well stocked level gardens
- Highly convenient town centre location
- Some modernisation required in places
- Single garage en bloc and parking space
- Three good sized bedrooms
- Gas central heating and double glazing
- NO ONWARD CHAIN

# Silver Howe Dolphin Street, Colyton EX24 6LU

Silver Howe is an attractive detached house located in the heart of this desirable, historic town offering a wide range of shops and amenities. The property offers well laid out, characterful accommodation over two floors which on the ground floor includes a reception hall, spacious living room, further reception room, kitchen/dining room and cloakroom. On the first floor are three good sized bedrooms and a family bathroom. The house benefits from sealed unit double glazing and gas central heating. Outside, are enclosed, level gardens which to the front enjoy a fine southerly aspect and wide range of mature plants together with lawn. Situated close at hand along a pedestrian pathway is a garage (en-bloc) and a parking space. NO ONWARD CHAIN.



Council Tax Band: E



## GROUND FLOOR

Covered entrance porch with front door leading to

## ENTRANCE LOBBY

6'11" x 4'06" (2.11m x 1.37m)

Double fronted built in storage cupboards, tiled floor and glazed door with stained glass feature leading to

## RECEPTION HALL

Stairs rising to first floor, radiator, doors leading to

## LIVING ROOM

19'08 max x 11'05 (5.99m max x 3.48m)

With feature square bay window, fireplace with hearth, ornate tiled surrounds and mantel over. Two radiators, inset lighting, understairs storage cupboard.

## SITTING ROOM

19'05" x 10'03" (5.92m x 3.12m)

Outlook over the front garden with twin french doors leading out, inset lighting, former fireplace, two radiators and leading to

## KITCHEN/BREAKFAST ROOM

13'00" x 10'00" (3.96m x 3.05m)

A dual aspect room with outlook over rear garden and comprehensively fitted with wide range of units comprising work surfaces, drawer units, cupboard units, eye level wall units, pull out larder cupboard, china display cabinets, wine rack, corner display unit. Integrated hob, double oven, built in Bosch dish washer, space for washing machine, space for dryer, single drainer stainless steel sink unit, spot lighting, Vaillant boiler providing domestic hot water and powering central heating. Door to outside

## CLOAKROOM

Fitted with white suite comprising low level WC, wash hand basin with cupboard below and tiled splash back, radiator, extractor.

## FIRST FLOOR

Half landing with access to loft space, stairs leading to

## BEDROOM ONE

15'07" max x 13'00" max I shaped (4.75m max x 3.96m max I shaped)

Aspect over the front of the property, two windows, radiator, built in storage cupboard.

## BEDROOM TWO

12'02" x 8'09" (3.71m x 2.67m)

Aspect over the front garden, radiator.

## BEDROOM THREE

12'03" x 11'02" (3.73m x 3.40m)

A light and airy dual aspect room with radiator.

## BATHROOM

9'10" x 7'01" (3.00m x 2.16m)

Fitted with white suite comprising panelled bath with hand rail and Mira shower, low level WC, wash hand basin, radiator, wall mounted storage cupboard, heated towel rail, shaver/light point, airing cupboard with tank and slatted shelving. Tiled surrounds.

## OUTSIDE

To the front of the property is an enclosed, level lawned garden (measuring approx 35' x 28') stocked with a variety of mature, specimen plants, shrubs and small trees. A secure gate and pedestrian pathway leads to a single garage (16'09" x 7'11") with up and over door and parking space in front. To the rear of the house is an enclosed level garden (approx 23' x 20') mainly laid to paved patio with flower/shrub borders, timber garden store, outside light and cold water tap. Access to the garage is over a shared, gravelled driveway.

## AGENTS NOTE

Tenure is freehold, solar panels are fitted to the roof-further details awaited from sellers.

There is a shared drive (gravelled) which leads to the garage en-bloc to the rear.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Superfast broadband with a FTTC connection is available. Standard broadband with a ADSL is available. (Source Openreach)



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Harris & Harris Property Services Ltd. REF: 1241064

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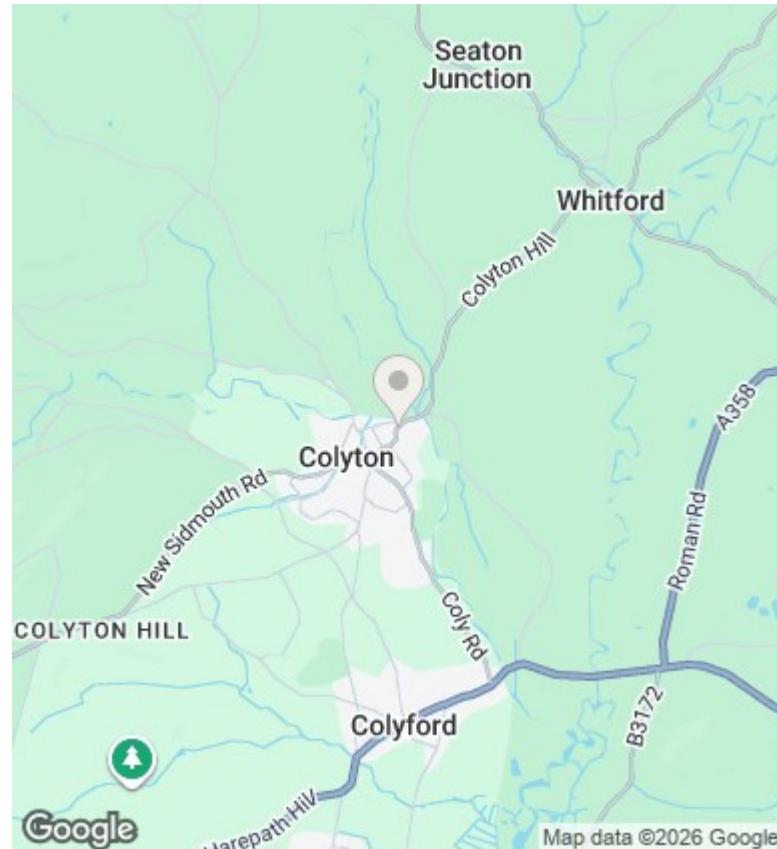
## Directions

## Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		