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Silver Howe Dolphin Street, Colyton, EX24 6LU

Auction Guide £285,000 Freehold

- FOR SALE BY TRADITIONAL ONLINE AUCTION
- Two reception rooms
- Attractive, well stocked level gardens
- AUCTION DATE : 11.30AM Wednesday 30th September 2026
- A characterful detached house
- Some modernidation required in places
- Single garage en bloc and parking space
- Three good sized bedrooms
- Gas central heating and double glazing
- PLEASE SEE TERMS & RELEVANT FEES @ 247propertyauctions.co.uk

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Silver Howe Dolphin Street, Colyton EX24 6LU

BEING SOLD BY TRADITIONAL ONLINE AUCTION (ENDS 11.30AM WEDNESDAY 30th SEPTEMBER 2026) IN CONJUNCTION WITH 247 PROPERTY AUCTIONS-please see terms and relevant fees info@247propertyauctions.co.uk

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.

3 1 2 E

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 l shaped (4.75m max x 3.96m max l 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
Superfast broadband with a FTTC connection is available. Standard broadband with a ADSL is available. (Source Openreach)

IMPORTANT INFORMATION
All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the sellers solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK AND FINANCE
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing age. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction) This reserve figure cannot be higher than 10% above a single figure guide. Please check the 247 Property Auctions website regularly at info@247propertyauctions.co.uk or contact them on 01395 247000 for upto date information. Following the fall of the hammer contracts are exchanged and there is no going back.

AUCTION FEES
The purchase of this property may include associated fees not listed here as it is to be sold via auction. To find out more about the fees associated with this property please call 247 Property Auctions on01395 247000 or info@247propertyauctions.co.uk

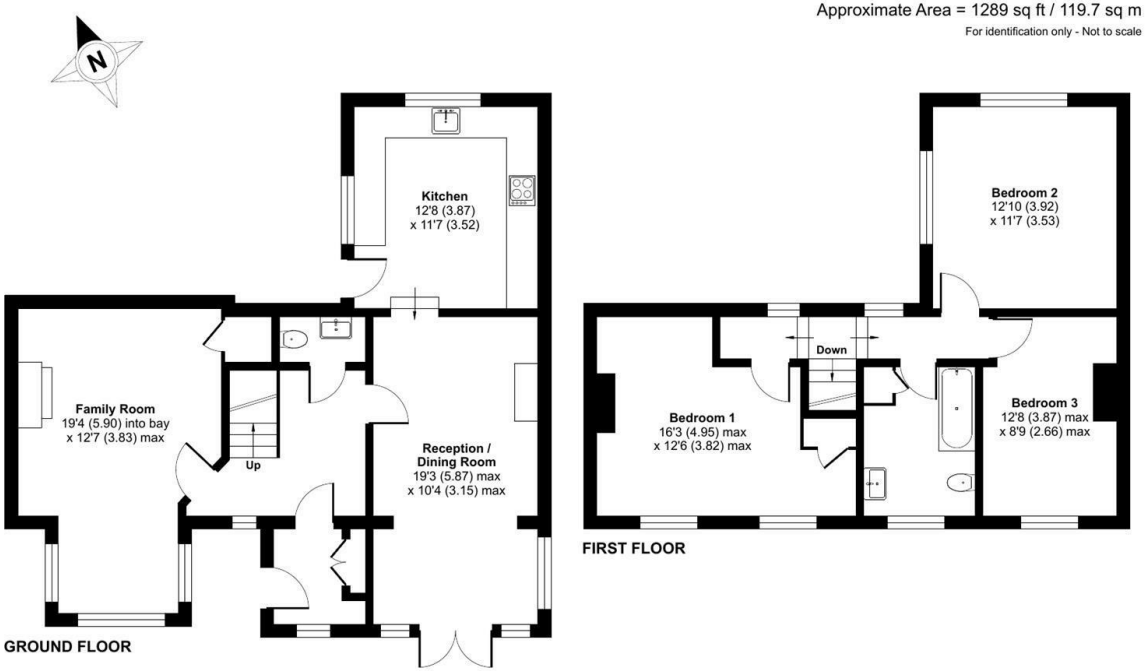
GUIDE PRICE
An indication of a seller's minimum expectation at auction and given as a Guide Price or a range of Guide Prices. This is not necessarily the figure a property will sell sell for and is subject to change prior to the auction.

RESERVE PRICE
Each auction property will be subject to a 'Reserve Price' below which the property cannot be sold at auction. Normally the 'Reserve Price' will be set within the range of 'Guide Prices' or no more than 10% above a single 'Guide Price'

Dolphin Street, Colyton, EX24

Approximate Area = 1289 sq ft / 119.7 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 Harris & Harris Property Servies Ltd. REF: 1241064

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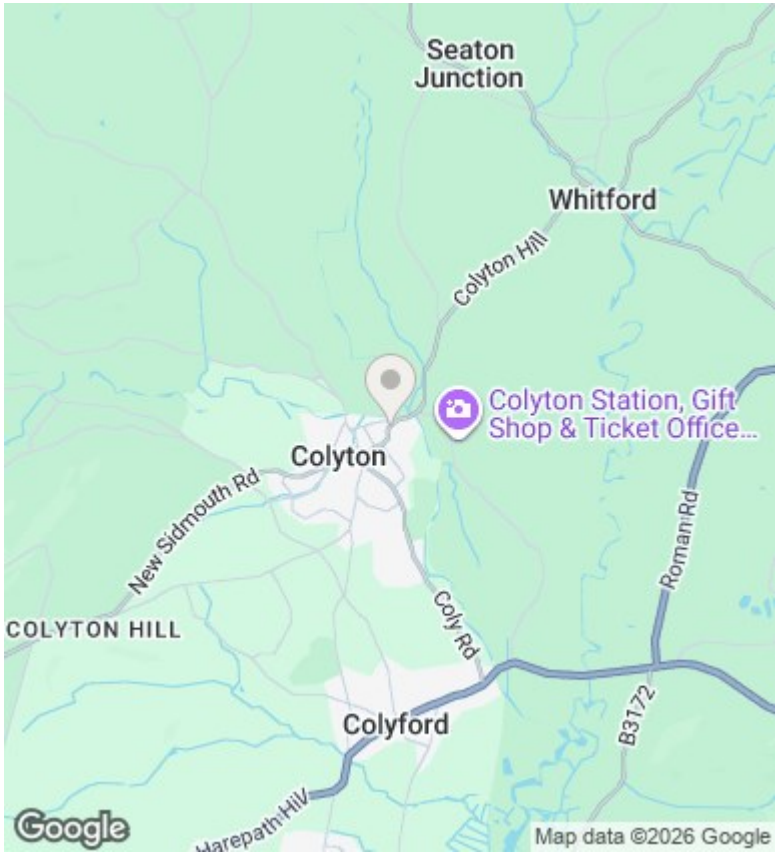


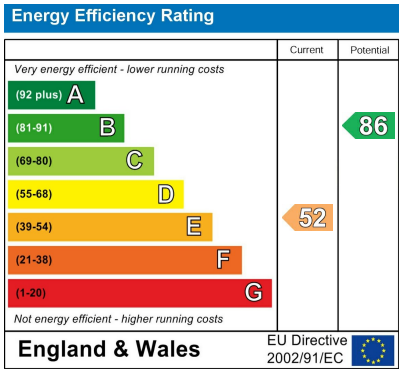
Directions

Viewings

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

Council Tax Band

E



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