



PROPERTY DESCRIPTION

No Chain A two bedroomed semi-detached bungalow, located in a quiet and peaceful cul-de-sac, just a short walk from a local convenience store and bus stops with routes providing east access to the Town Centre, Shops, restaurants, sea front and beach.

The accommodation briefly comprises; Entrance hall, kitchen, living room, two bedrooms and a bathroom. Outside, to the front is an open plan laid to lawn garden, with a long drive to the side, providing ample onsite parking and leading to the single garage, and to the rear is an enclosed garden

This property comes to the market with no onward chain, and would make an ideal family home, retirement property, second home or 'airbnb' investment. This bungalow does require improvement and modernisation throughout.

FEATURES

- No Chain
- Improvements and modernisation required
- Semi-Detached Bungalow
- Two Bedrooms
- Ample On Site Parking
- Garage and Drive
- Front and Rear Gardens
- Quiet Cul-De-Sac Location
- Close to a local shop and bus routes
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

Half glazed front door leads in to:

Entrance Hall

Wall mounted coat hooks. Doors off to: -

Kitchen

Obscure glazed window to side. The kitchen has been fitted to two sides, with roll top work surface, and a range of matching wall and base units. On one side of the kitchen, is an inset single bowl stainless steel sink and drainer with chrome taps, and cupboards beneath, including under counter space for fridge, and under counter space and plumbing for washing machine.

On the other side of the kitchen, is a further run of work surface with cupboards above and beneath, and space for free standing cooker to the side.

Living Room

Large picture window to front, overlooking the front garden. Coved ceiling. Fitted gas fire. Door leading to:

Inner Hall

Hatch to roof space. Doors off to: -

Bedroom One

Window to rear overlooking to rear garden. Doors to triple built-in wardrobes.

Bedroom Two

Half glazed door to rear, providing access to the rear garden. Door to built-in airing cupboard, with slatted shelves and factory insulated hot water cylinder.

Bathroom

Obscure glazed window to side. The bathroom is fitted with a pale blue older style suite, comprising; low level WC with co-ordinating seat, pedestal wash hand basin with chrome taps, panel bath with electric 'Triton' shower attachment over, half tiled surrounds, and a shower curtain. Wall mounted mirrored cupboard, with a shaver light above.

Outside

The property is approached over a long paved entrance drive, leading to the garage, and providing ample onsite parking. Alongside the driveway, is an open plan laid to lawn garden, with attractive mature shrubs and plants.

Rear Garden

To the rear of the property is an enclosed garden mainly laid to lawn, and enclosed by fencing to either side.

The rear garden can be accessed via a wooden gate by the garage, or via the door in bedroom two.

The garden requires some landscaping, but has the potential to be a superb outside space for seating and entertaining.

Garage

Up and over door, power and lighting.

Council Tax

East Devon District Council; Tax Band B. - Payable 2023/24: £1,773.63per annum.

Seaton

The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more secluded beach going past Axmouth Harbour and the undercliffs towards Lyme Regis. The outstanding Jurassic Coast has UNESCO World Heritage status.

The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton Wetlands and Seaton Tramway. The pedestrian town centre offers safe, traffic free shopping with a range of shops, supermarkets and independent retailers. This area is designated an Area of Outstanding Natural Beauty.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

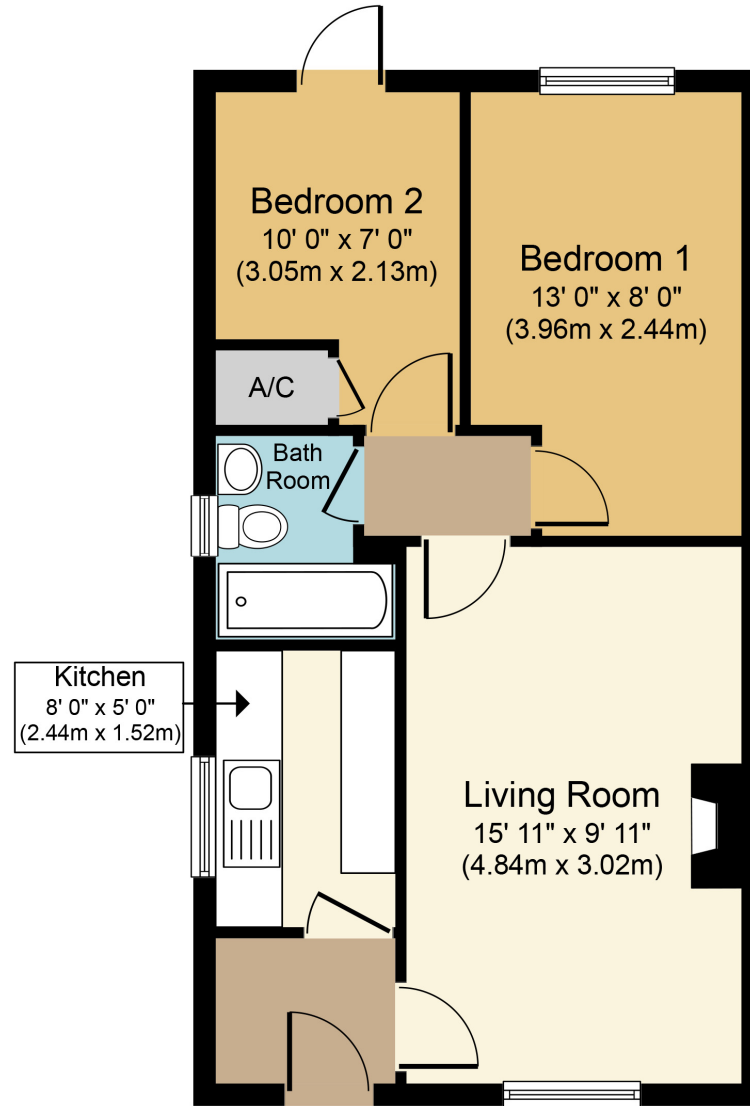
Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251





Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			