



**John  
Wood  
& Co**

Coast &  
Country since 1977

Townsend Avenue, Seaton, Devon  
Offers In Excess of: £350,000 Freehold



## PROPERTY DESCRIPTION

An attractive detached three bedroom bungalow situated in an elevated position in a quiet cul-de-sac and benefiting from lovely views towards Haven Cliff and out over Lyme Bay. Constructed with colour washed rendered elevations over a brick plinth, under an interlocking tiled roof, the property has been maintained in good order, but would now benefit from some further updating and improvement. The property benefits from double glazed windows, gas fired central heating, an attached single garage and enclosed gardens.

The accommodation includes; living room with appealing sea and Haven Cliff views, separate dining room or bedroom three also with attractive sea and Haven Cliff views, kitchen with similar views, two double bedrooms, bathroom, cloakroom, utility cupboard with space and plumbing for washing machine. Attached garage with parking on site for a further two vehicles and landscaped gardens to the front and rear.

## FEATURES

- Three Bedrooms
- Garage
- Enclosed Gardens
- Superb Sea Views
- Dining room
- Ample Onsite Parking
- Further Updating Required
- Viewing Highly Recommended
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

White part double glazed front door into: -

### Entrance Hall

Coved ceiling with hatch to insulated roof space. Radiator, shelved storage cupboard. door to: -

### Cloakroom

Obscure glazed window with white shelf to side. White suite comprising low level flush WC, pedestal wash hand basin with chrome taps, splashback tiling.

Door to airing cupboard with insulated hot water cylinder, immersion heater and slatted shelves. Wall mounted electric heater.

Returning to entrance hall, glazed door to: -

### Living Room

16' 11" x 10' 11" (5.16m x 3.33m) into alcove. Dual aspect windows to front. Window to side providing lovely views towards Haven Cliff and the sea. Brick open fireplace with timber mantle and slate hearth, built in storage unit alongside. Coved ceiling, two radiators. Stripped timber floor.

Returning to hall, sliding door to: -

### Kitchen

9' 10" x 7' 9" (3.00m x 2.36m). uPVC double glazed window and obscure double glazed door to side. Window providing most attractive views towards Haven Cliff and the sea. Fitted to three sides with matching wall and base units with avocado door and drawer fronts with stainless steel handles.

Run of marble effect laminate work surface with inset single bowl stainless steel sink and drainer with chrome mixer taps. Range of cupboards and drawers inset space for electric cooker, splashback tiling with matching range of wall cupboards above. Space for fridge freezer. Strip lighting, Tiled floor.

### Dining Room/ Bedroom Three

10' 11" x 9' 11" (3.33m x 3.02m). Window to side providing lovely side views towards Haven Cliff, the sea and views up the Axe Valley. Internal window to hall, coved ceiling, radiator. Oak floor

### Bedroom One

11' 11" x 8' 0" (3.63m x 2.44m) plus built in wardrobe. uPVC double glazed window to rear providing attractive views across the garden. Extensive range of wardrobe cupboards with dressing table unit. Coved ceiling, radiator. Laminate floor.

### Bedroom Two

9' 9" x 9' 3" (2.97m x 2.82m) plus built in wardrobes. uPVC double glazed window to rear providing attractive views across the garden. Range of built in wardrobe cupboards with hanging rail and shelf. Storage over. Coved ceiling, radiator, laminate floor.

### Shower Room

White suite comprising close couple WC with co-ordinating seat, white vanity sink with chrome mixer tap in laminate surround with cupboard beneath. Large shower cubicle alongside with glazed sliding shower door fitted with a Trident opal 3 electric shower. Full tiling to walls, extraction, electrically heated towel rail, ceramic tiled floor.

### Utility Cupboard

Shelved storage unit with space and plumbing beneath for washing machine. Strip light to ceiling. Wall mounted programmer for for central heating and hot water.

### Outside

The property is approached over a tarmac entrance drive which leads to the attached garage and front door and provides parking for up to two vehicles.

### Garage:

15' 1" x 8' 0" (4.60m x 2.44m). Metal up and over door. Window and personnel door to rear giving access to the rear garden. Light and Power. Wall mounted shelves and Worcester gas boiler for central heating and hot water.

The front garden is screened from the road by a cast block work wall with mature planting behind which provides screening from the road. The remainder of the front garden has a large flower border. A paved path runs down the side giving access to the kitchen and continuing round to the rear garden.

The rear garden is screened on all sides by panel fencing with a large vegetable growing area. To one side is an area of decking that provides lovely Axe Valley and Axe River views, and also a green house. There is an area of lawn with a veg bed alongside and a further raised flower bed that returns that returns back towards the rear of the garage. Timber shed.

### Council Tax

East Devon District Council; Tax Band C - payable 2022/23 £1,931.47 per 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

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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.

### 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



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