

**John  
Wood  
& Co**



**Coast &  
Country since 1977**

**Scalwell Park, Seaton, Devon**  
**£300,000 Freehold**



## PROPERTY DESCRIPTION

A beautifully presented two bedroomed semi-detached bungalow, in a convenient position for the Town centre, beach, sea front, restaurants and cafe's, with the benefit of onsite parking, an attached single garage, and a beautiful sunny conservatory and rear garden offering an excellent degree of privacy.

The spacious accommodation briefly comprising; entrance hall, a stylishly fitted kitchen, good sized conservatory, living room, two good sized double bedrooms, and a recently replaced shower room. Outside, there is a garden to the front, with ample onsite parking on the drive which leads to the single attached garage, which has space and plumbing for a washing machine. The enclosed rear garden offers an excellent degree of privacy, and makes a lovely setting for outside entertaining and al fresco dining.

## FEATURES

- Semi-Detached Bungalow
- Beautifully Presented Throughout
- Excellent A EPC Rating
- Good Sized Conservatory
- Sunny and Private Rear Garden
- Attached Single Garage
- Driveway Parking
- Solar Panels
- Gas Central Heating & Double Glazed Windows
- Close to Town Centre, Beach and Sea Front





## ROOM DESCRIPTIONS

**The Property:** -  
Part obscure glazed front door into: -

**Entrance Hall**  
Coved ceiling. Radiator. Hatch to roof space, which is part boarded and also benefits from a light and a descending ladder. Doors off to the kitchen, the shower room and both bedrooms.

**Kitchen**  
Internal window to conservatory. Coved ceiling. The kitchen has been stylishly fitted to three sides with a range of matching wall and base units with cream fronted door and drawer fronts with co-ordinating handles. U shaped run of work surface, with inset single bowl sink and drainer with mixer tap, with cupboards beneath including built in dishwasher. Inset four ring induction hob with drawers beneath and extraction over. Under counter built in fridge. Full height unit offering further storage and incorporating built in oven. Space for free standing fridge freezer.

Square archway through to: -

**Living Room**  
Coved ceiling. Feature fireplace with marble surround, currently fitted with an electric optimist effect fire. Radiator.

Square archway through to: -

**Conservatory**  
Windows to rear and side, with double doors and steps leading down to the rear garden. Radiator.

**Bedroom One**  
Large picture window to front. Coved ceiling. Range of built in wardrobes and chest of drawers. Radiator.

**Bedroom Two**  
Large picture window to front. Coved ceiling. Sliding doors to built in wardrobes with storage over. Radiator.

**Shower Room**  
Two obscure glazed windows to side. Coved ceiling. The shower room has been recently refitted with a white suite, comprising; vanity style wash hand basin with chrome mixer tap and cupboards beneath, with built in WC alongside. Large walk in shower. Full tiling to walls. Chrome ladder style towel rail. Vinyl sheet flooring.

**Outside**  
The bungalow is approached via a driveway offering onsite parking, which leads to the single attached garage and steps which give access to the front door.

**Single Garage**  
The garage has an up and over door, with light and power. Space and plumbing for washing machine. Door to the rear which leads to the rear garden. Wall mounted gas fired boiler for central heating and hot water. Controls for solar panels.



**Rear Garden**  
The enclosed rear garden is mostly paved for ease of maintenance and offers an excellent degree of privacy and provides a delightful setting for outside entertaining and al fresco dining.

**Council Tax**  
East Devon District Council; Tax Band C - Payable 2025/26: £2,221.61. 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.

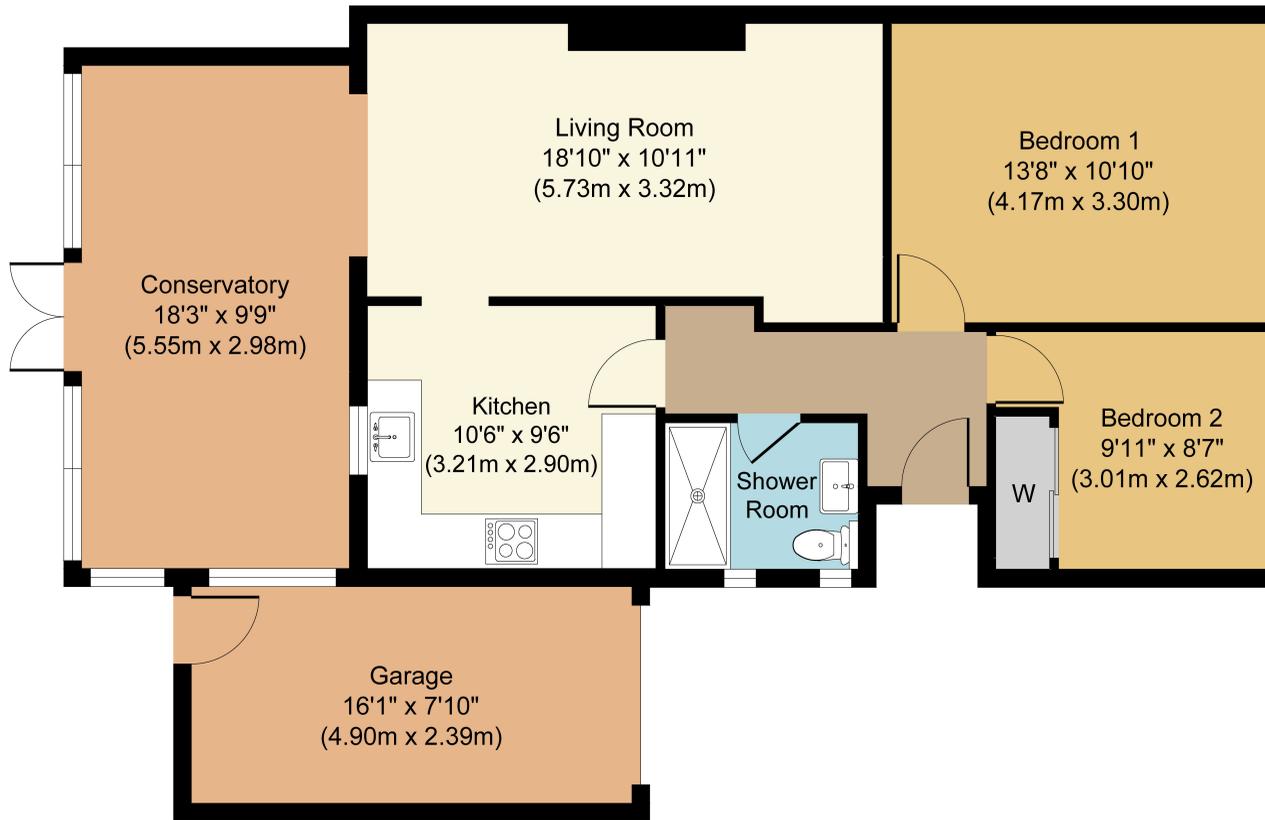
The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton 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.

**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.

Redress Scheme provided by The Property Ombudsman: 08218195



**Ground Floor**  
**Approximate Floor Area**  
**959 sq. ft**  
**(89.11 sq. m)**

**Approx. Gross Internal Floor Area 959 sq. ft. (89.11 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+)	<b>A</b>	95	98
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			