







## PROPERTY DESCRIPTION

An appealing, and well-presented detached bungalow, located in a quiet, and sought after cul-de-sac, on the Western side of Seaton, with its elevated position taking full advantage of the Axe Valley, Haven Cliff and sea views.

The spacious accommodation briefly comprises; entrance hall, good sized living room, large conservatory dining room, a kitchen/ breakfast room, two bedrooms, one benefiting from an en-suite shower room, and one with built in wardrobes, together with a family bathroom. Outside, the property has attractive gardens, a garage, car port and onsite parking.

This attractive bungalow is sold with no onward chain, and has been maintained in good order throughout, but would now benefit from some updating and modernisation.



## FEATURES

- No Onward Chain
- Detached Bungalow
- En-Suite Shower Room
- Excellent Sized Conservatory
- Kitchen/ Breakfast Room
- Ample OnSite Parking
- Garage and Car Port
- Enclosed and Private Gardens
- Pleasing Outward Views
- EPC Rating B



## ROOM DESCRIPTIONS

### The Property

Part obscure glazed front door leads into a spacious entrance hall, which has a radiator, a storage cupboard and hatch to roof space. From the entrance hall, doors lead to the living room, the kitchen/ breakfast room and the bedrooms.

The living room has sliding doors to an excellent sized conservatory/ dining room, which is almost 19 foot in length and provides beautiful garden, Axe Valley, Haven Cliff and Sea views, with doors providing access to the gardens.

### Kitchen/ Breakfast Room

The kitchen/ Breakfast room, can be accessed from the main hall or living room, and has a door providing access to the side and rear gardens. The kitchen is principally fitted to two sides, with a range of matching wall and base units with coordinating handles. On one side of the kitchen, is a run of work surface, with inset one and a half bowl stainless sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine and space and plumbing for dishwasher. On the other side of the kitchen, a further run of work surface, with inset four ring hob, built in oven beneath. Space for under counter fridge, with built in freezer.

### Bedrooms and Bathrooms

There are two double bedrooms, with one bedroom having built in wardrobes, and the second bedroom having an en-suite shower room, which has a white suite, comprising; pedestal wash hand basin with chrome taps, close coupled WC with co-ordinating seat, good sized walk in shower cubicle with bi-folding door, and a white ladder style towel rail.

The family bathroom, comprises; a white suite, with close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboards beneath, panel bath with a Triton electric shower over and a bi-folding screen. Chrome ladder style towel rail.

The property has the usual attributes of double glazed windows, gas fired central heating, with the boiler located in the loft space, together with the benefit of solar panels.

### Single Garage

The garage can be accessed by an up and over door to the front, or a door at the rear from the gardens, and benefits from light and power.

### Outside

The property is approached over a tarmac entrance drive, which provides ample onsite parking, and gives access to the garage, the car port, the open plan from garden and the bungalows front door.

There is a large area of lawn outside of the conservatory, which has uninterrupted views of the Axe Valley and the Estuary. A paved path leads round past the door into the kitchen, where there are attractively landscaped areas of mature plants and shrubs and a wooden shed. A gate leads through to a patio area, which offers complete privacy, and makes a lovely sun trap for al fresco dining, with a summer house, a door to the garage and a gate providing access to the car port and the drive.

The gardens and grounds provide a delightful and quiet setting for outside entertaining and dining.

### Council Tax

East Devon District Council; Tax Band D. - Payable 2023/24: £2,389.26per 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.



### Schooling

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

### General Information

Mobile Availability at the property: Please follow this link to check the mobile availability at the property:

Postcode: EX12 2JB

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband Availability at the property: Please follow this link to check the broadband connection and possible speeds availability at the property: Postcode: EX12 2JB

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Energy Performance Certificate (EPC)

Please follow the link below, to review the current EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9841-3020-8201-9762-3204>

### Utilities:

We are advised that all mains services are connected, including water, gas, electricity, sewerage and telecommunications.

### 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.

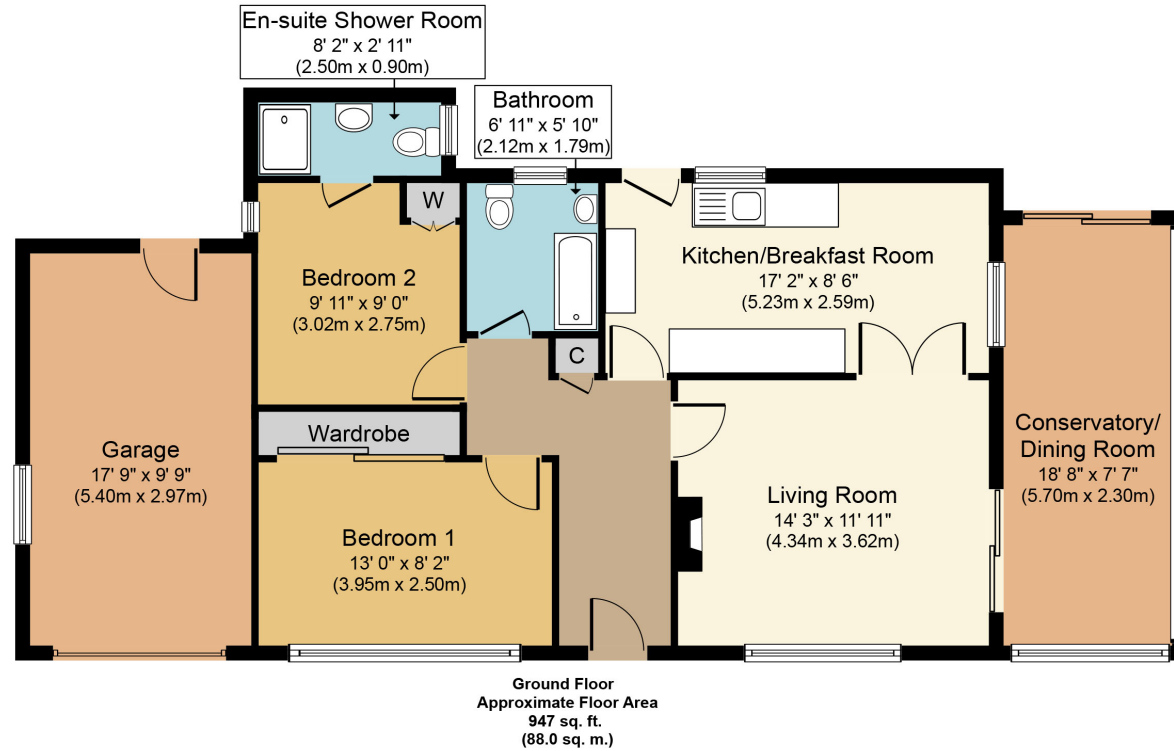
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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



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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(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>		
Not energy efficient - higher running costs			
		82	88
England, Scotland & Wales			
EU Directive 2002/91/EC			