





PROPERTY DESCRIPTION

In a spectacular location, a desirable and well presented three bedroomed detached house, in one of Seaton's most sought after and popular Roads, and having outstanding sea views, with direct access to Cliff Field Gardens, and the South West Coastal Path.

The spacious and versatile accommodation briefly comprises; large entrance hall, with a WC and an internal door to the garage, large sitting room, dining room and a fitted kitchen/ breakfast room. The first floor has three excellent sized double bedrooms, all with built in wardrobes and cupboards, with two benefiting from lovely sea views, and a large family bathroom, again with built in cupboards.

Outside, there is ample onsite parking, an integral single garage, and a large enclosed level rear garden, offering an excellent degree of privacy, with areas of lawn and patio, and a shed, making a truly delightful setting for outside entertaining and al fresco dining.



FEATURES

- No Onward Chain
- Detached House
- Superb Sea Views
- 3 Double Bedrooms
- Close to Beach and Sea Front
- Kitchen/ Breakfast Room
- Level Landscaped Garden
- Close to Town Centre, shops and amenities
- Garage
- Ample Onsite Parking





ROOM DESCRIPTIONS

The Property:

Part glazed front door, with matching side windows, gives into a spacious entrance hall, which has a separate WC, and in internal door providing access to the garage. There are easy rising stairs to the first floor, with useful under stairs storage cupboard.

From the entrance hall, doors give provide access to the sitting room, the kitchen dining room.

The Sitting Room, has a lovely bay window gives attractive views out over the rear garden, with a door providing access to the garden, which makes a lovely and private outside space. There is a feature fitted gas fire, and doors giving access to the dining room.

The dining room, again has a lovely bay window with attractive garden views, and doors that provide access to the kitchen.

The kitchen/ breakfast room, has been principally fitted to two sides, with a range of matching wall and base units, with oak fronted door and drawer fronts and co-ordinating handles. L shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine. Inset four ring gas hob, with drawers beneath and extraction over. Built in oven and grill, with further storage beneath. Further separate unit with under counter space for fridge and under counter space for freezer, with display cabinets over. Wall mounted Vaillant gas fired boiler for central heating and hot water.

First Floor

The first floor landing is spacious, and has built in book shelves, and large built in cupboards with shelving. Hatch to the roof space, with a built in ladder for access.

Doors from the landing, provide access to all three bedrooms and family bathroom.

Bedroom One, has a lovely bay window providing superb sea views, and views towards Lyme Bay and the rear garden, with a built in vanity unit, with a wash hand basin, doors and drawers, and an extensive range of built in wardrobes and cupboards.

Bedroom Two, again has a lovely bay window providing superb sea views and views of the rear garden, together with an extensive range of built in wardrobes and cupboards.

Bedroom Three offers sea glimpses and views towards Haven Cliff and over Seafeld gardens, again with an extensive range of built in wardrobes and cupboards.

The family bathroom, comprises; panel bath WC, bidet, pedestal wash hand basin and a heated towel rail, with an extensive range of built in cupboards and storage.

Gardens and Grounds:

The property is approached over a tarmac entrance drive, offering ample onsite parking together with a turning area.

The drive provides access to front door, the garage and a side gate that leads round to rear garden.

The enclosed rear garden, offers a good degree of privacy and has been attractively landscaped, and has areas of lawn, and patio, with a garden shed. From the garden, there is direct access to Cliff Field Gardens, and the South West Coastal Path.

The gardens and grounds, provide a delightful setting for the large and spacious home, with truly breath-taking sea views, making an outstanding space for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band F - Payable 2023/24: £3,451.15 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

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



Total Area: 190.6 m² ... 2051 ft² (including garage)

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			