





PROPERTY DESCRIPTION

A beautifully presented and stylish three bedroomed detached bungalow, in a convenient position for Seaton town centre, shops, restaurants, cafe's, sea front and beach, with the benefit of ample onsite parking, a garage with utility room, an enclosed rear garden, an en-suite wet room, a living room with a log burner, a sun room/ dining room and a stylishly fitted kitchen.

This super bungalow has the usual attributes of double glazed windows and gas fired central, with the spacious and light filled accommodation briefly comprising; entrance porch, entrance hall, living room with a log burner, dining room/ sun room, a stylishly fitted kitchen, three excellent sized double bedrooms, one benefiting from a stylishly fitted en-suite wet room, together with a stylishly fitted bathroom, which benefits from a full suite including a bath and a shower. Outside, there is a driveway offering onsite parking, a garage with a utility area and an excellent sized enclosed rear garden, which offers complete privacy and provides a lovely setting for outside entertaining and al fresco dining.

FEATURES

- No Onward Chain
- Conservatory / Dining Room
- Detached Bungalow
- Living Room With Log Burner
- En-suite Wet Room
- Stylishly Fitted Bathroom
- Three Double Bedrooms
- Ample Onsite Parking
- Garage With Utility Room
- Excellent Sized Rear Garden





ROOM DESCRIPTIONS

The Property: -

The bungalow is approached over a block paved entrance drive, which offers onsite parking and access to the garage, with a block paved path leading to the front door.

Entrance Porch

The front door leads into a good sized entrance porch, which gives access to the entrance hall, where there are doors off to the living, fitted kitchen, two double bedrooms and a bathroom.

Living Room

The living room benefits from a log burner, and has doors off to dining room/ sun room and the principal bedroom, which benefits from an en-suite wet room.

Fitted Kitchen

The stylishly fitted kitchen is principally fitted to three sides, with a range of matching wall and base units. On one side of the kitchen, there is an L shaped run of work surface, with inset sink and drainer with mixer tap, with cupboards beneath including built in dishwasher. Inset four ring gas hob with extraction above and a built in oven beneath. On the other side, there is a further short run of work surface with cupboards beneath and above.

Dining Room/ Sun Room

The sun room can be accessed via the living room or the kitchen and offers a delightfully light space with doors giving access to the rear garden.

Bedrooms and Bathrooms

There are three double bedrooms, with the principal suite having an en-suite wet room style shower room, which has a close couple WC, a wall mounted wash hand basin and a chrome ladder style towel rail. The en-suite is due to be refurbished imminently.

The property also benefits from a stylishly fitted bathroom, which has a vanity style wash hand basin, a close coupled WC, an excellent sized walk in shower, a bath and a chrome ladder style towel rail.

Outside

To the front of the property, there is a good sized area of lawn, which fronts the bungalow. To the rear, there is an excellent sized enclosed rear garden, which has areas of lawn, decking and patio, together with a shed and log store areas. The garden offers complete privacy and provides a truly delightful and quiet setting for outside entertaining and al fresco dining.

Garage/ Utility Room

Light and power. Electric up and over door. Wall mounted boiler for gas fired central heating and hot water. At the rear of the garage, there is a good sized utility room, which has a run of work surface with a shelf above, together with under counter space and plumbing for washing machine, under counter space for tumble dryer and space for a free standing fridge freezer.

Solar Panels

The bungalow benefits from solar panels for the electricity, which have the added benefit of any excess electricity being sold back to the grid.

Council Tax

East Devon District Council; Tax Band D - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,499.31.

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.

Local Schools

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.

Disclaimer

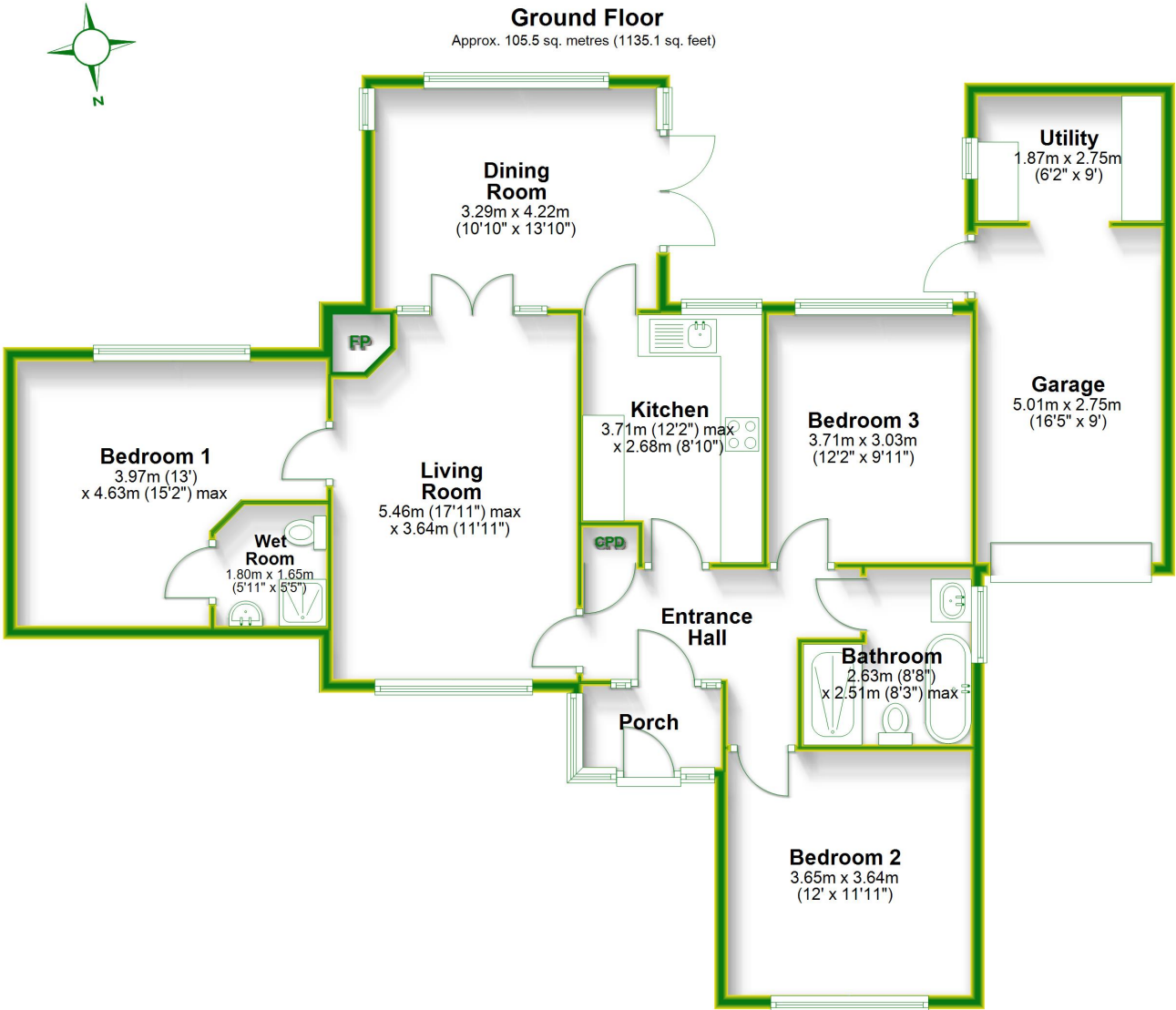
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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



Total area: approx. 105.5 sq. metres (1135.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

45 Lydgates Road, SEATON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		75	89
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			