

**John
Wood
& Co**



**Coast &
Country since 1977**

Shearwater Way, Seaton, Devon

£300,000 Freehold



PROPERTY DESCRIPTION

An appealing semi-detached house built in 2002, in a fantastic position, close to the town centre and sea front, beach, shops, restaurants and amenities. The property benefits from parking, a garage, an enclosed rear garden, and a 10 year NHBC warrants, with approximately 7 years remaining.

The spacious accommodation comprises; on the ground floor, entrance hall with a cloakroom, and an open plan living / dining room with a fitted kitchen, with doors to the rear garden, with the first floor having two good sized double bedrooms, one benefiting from an en-suite shower room, a third single bedroom or study, and a family bathroom. Outside, there is a good sized enclosed rear garden, a single garage and a parking space.

This property has been priced competitively, and would make an ideal family home, second/ holiday home or a buy to let investment.

FEATURES

- Three Bedroomed Semi-Detached Home
- En-Suite Shower Room
- Onsite Parking
- Garage
- Enclosed Rear Garden
- Close to Town Centre, Shops and Amenities
- Close To Sea Front and Beach
- Fitted Kitchen
- Ground Floor WC
- New Build 2022





ROOM DESCRIPTIONS

The Property:

Ground Floor

Entrance hall, with stairs to the first floor, and door to a cloakroom, which is fitted with a white suite, comprising; a close coupled WC and a wash hand basin. From the entrance hall, a door leads through to the kitchen and the open plan living / dining room.

Fitted Kitchen:

The kitchen has been principally fitted to three sides with a range of matching wall and base units. U shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer, with chrome mixer tap and cupboards beneath, including space and plumbing for a washing machine and a built in dishwasher. Inset for ring gas hob with extraction above and cupboards and drawers beneath. Full height unit incorporating built in fridge freezer, and built in oven. Wall mounted boiler for gas fired central heating and hot water.

The open plan living / dining room is a lovely light and bright space, with double doors providing access to the rear garden.

First Floor

The landing has a hatch to the roof space, and doors off to two good sized double bedrooms, and a third single bedroom or study.

The principal bedroom benefits from an en-suite shower room, which is fitted with a white suite, comprising; pedestal wash hand basin with chrome mixer tap, a close coupled WC, a good sized walk in shower with sliding glazed door and a white ladder style towel rail.

The first floor also has a family bathroom, which is fitted with a white suite, comprising; a pedestal wash hand basin with chrome mixer tap, a close coupled WC, a panel bath with chrome mixer tap and a hand held shower attachment, together with a radiator.

Outside

The property is approached over a tarmac entrance drive, with space for on-site parking, which leads to the garage and a side gate, which provides access to the rear garden.

The rear garden is enclosed and offers a delightful area for outside entertaining and alfresco dining, with doors leading into the living/ dining room.

Garage

Up and over door, with light and power.

Freehold

The property is freehold. Although we are advised that there is a yearly service charge of approximately £100 per annum for maintaining the roads etc.

Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,123.78 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.

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.

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.

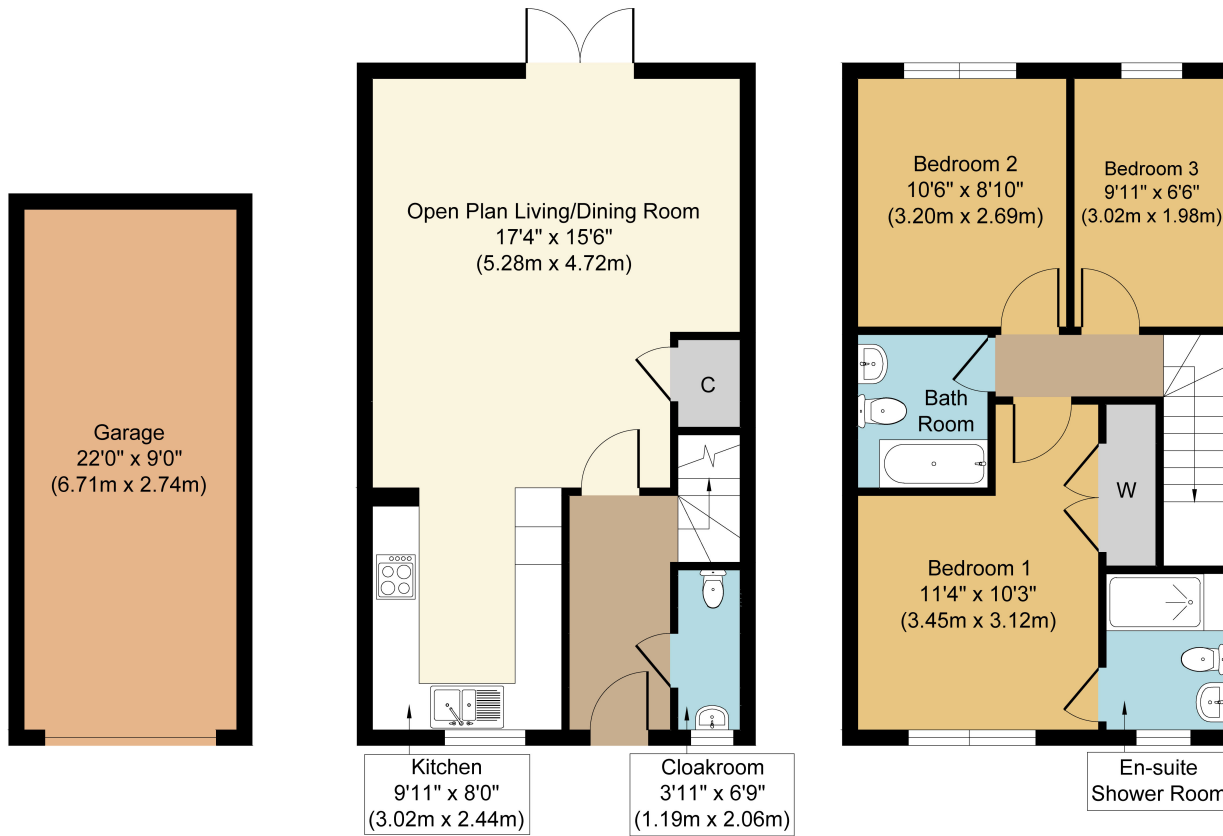
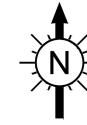
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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 10am - 2pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251



Garage
Approximate Floor Area
162 sq. ft
(15.00 sq. m)

Ground Floor
Approximate Floor Area
339 sq. ft
(31.50 sq. m)

First Floor
Approximate Floor Area
339 sq. ft
(31.50 sq. m)

Approx. Gross Internal Floor Area 840 sq. ft. (78.00 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+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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			