

**John
Wood
& Co**



**Coast &
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Macwood Drive, Seaton, Devon

£599,950 Freehold



PROPERTY DESCRIPTION

No Chain

A charming, individual and spacious four/ five bedroom detached home with approximately 2,000 square feet of accommodation, and having superb countryside views and sea glimpses, in a quiet cul-de-sac located close to the town centre and sea front.

This current vendors have lovingly owned this property since it was built by them in 1976, and it has been well maintained, but would now benefit from some internal re-decoration and modernisation.

The spacious and flexible accommodation includes; a 24 foot living room, dining room, kitchen/ breakfast room, side porch with separate utility area, and a ground floor WC. With the first floor comprising; three double bedrooms, with two further single bedrooms, one of which is presently being used a study, and a family bathroom, together with a separate WC.

Outside, the property benefits from a large driveway with ample onsite parking, an attached garage, with lovely and spacious side and rear gardens, providing the opportunity for outside entertaining.

This property is sold with no onward chain, and would make an absolutely superb family home, second home or investment opportunity.



FEATURES

- Detached House
- Ample onsite parking
- Ground Floor WC
- Separate Dining Room
- Garage
- 4/5 Bedrooms
- Spacious and Flexible
- Superb Views
- Side and Rear Gardens
- EPC Rating D



ROOM DESCRIPTIONS

The Property:

Wooden front door, with obscure glazed side pane into: -

Entrance Hall

Coved ceiling, stairs to first floor. Radiator.
Double doors to airing cupboard, with shelves and a hanging rail.

Door to: -

Living Room

Large picture window to front and side, providing pleasing outward views of the hills beyond Axe Valley. Sliding double glazed doors providing access to the rear garden. Coved ceiling. Feature exposed stone chimney breast, with an appealing wood burning fireplace. Two radiators.
Sliding obscure glazed double doors into: -

Dining Room

Window to rear, coved ceiling. Radiator. Serving hatch to kitchen.

Returning to inner hall, door to: -

Kitchen/ Breakfast Room

Kitchen:
Dual aspect windows, one to side and one to rear. Coved ceiling. The kitchen has been fitted to three sides with a range of matching wall and base units with teal laminate door and drawer fronts. U shaped run of laminate work surface, with inset four ring induction hob, together with inset stainless steel double sink and drainer with chrome mixer tap.
Range of cupboards and drawers beneath, including space and plumbing for a dishwasher. Splashback tiling to walls, with extracting and wall mounted cupboards above hob.
Full height unit incorporating double oven and grill, fridge/ freezer, together with further cupboards.
Further short run of work surface, with feature exposed stone beneath, incorporating wine storage. Vinyl sheet flooring.

Breakfast Room:

Window to rear, Coved ceiling. Radiator. Vinyl sheet flooring.

Door to: -

Porch

Door to side garden and garage. Wall mounted coat hooks. Wall mounted Glow worm gas fired boiler for central heating and hot water.
Archway through to: -

Utility Area

Window to rear, together with a door providing access to the rear and side garden.
Space for full height free standing fridge/ freezer, space and plumbing for washing machine, space for tumble dryer. Short run of work surface with inset single bowl stainless steel sink and drainer, with chrome mixer tap, and cupboards beneath.

Returning to entrance hall, door to: -

WC

Obscure glazed window to front, coved ceiling. Pastel suite comprising: close couple WC, with wooden seat, wall mounted basin, with chrome taps, and splashback tiling above. Radiator, cork tiled flooring.

Returning to entrance hall, stairs leading to the first floor.

First Floor

Hatch to roof space. Internal window to bedroom 5/ study.
Door to large shelved storage cupboard.
Door to second large storage cupboard.
Hatch to roof space, providing ample storage space, with light and power.
Radiator.

Doors off to: -

Bedroom One

Large picture window to front, providing stunning views. Double sliding doors to built in wardrobe with hanging rail and shelving. Radiator. Vanity sink with gold taps, and cupboard beneath.
There is also potential for an ensuite bathroom using bedroom five.

Bedroom Two

Window to rear. Extensive range of built in wardrobes and storage, with a vanity unit in the wardrobe. Radiator.

Bedroom Three

Window to rear providing sea glimpses. Built in wardrobe/ storage cupboard. Radiator.

Bedroom Four

Window to rear, built in wardrobe with storage cupboard above and to the side. Wash hand basin with chrome mixer taps. Radiator.

Bedroom Five / Study

Large picture window to front with superb countryside views. Built in storage cupboard Radiator.
There is potential for this room to be converted into an ensuite bathroom for bedroom one, if required.

Bathroom

Obscure glazed window to side. Coloured suite comprising: Panel bath with chrome taps, pedestal wash hand basin with chrome taps, wall mounted mirror. Large walk in shower cubicle with glazed sliding door. Full tiling to walls. Door to storage cupboard, with slatted shelving. Wood effect laminate floor.

Separate WC

Obscure glazed window to side. White close couple WC with wooden seat. Wood effect laminate floor.

Outside

The property is approached over a tarmac entrance drive with ample onsite parking. Two concrete steps lead up to the front door, and the side porch.

To one side of the property is the attached garage, and to the other side is a laid to lawn side garden, with a concrete path leading to the rear of the property.

The rear garden is benefited from areas of lawn and patio, providing ample opportunity for outside entertaining. The concrete path then continues round the property, providing access to the utility area, and a green house.

Garage / Workshop

Obscure glazed panel to side, obscure glazed window to rear. Up and over door, light and power. Wall mounted shelves. Workbench to rear.

Council Tax

East Devon District Council; Tax Band E; Payable 2022/23 £2,787.11 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 the title 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.

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(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			