



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Harepath Road, Seaton, Devon**

**£310,000 Freehold**





## PROPERTY DESCRIPTION

An appealing and well-presented three bedroomed end of terraced house, located in a convenient and level position for the town centre and sea front, with the benefit of pleasing Haven Cliff and sea views, onsite parking and a lovely enclosed rear garden. Constructed using a steel frame (this is considered 'non-standard construction'), with brick, colour washed and tiled elevations under a tiled roof.

The spacious and flexible accommodation includes; on the ground floor, entrance porch, living room, and stylishly fitted kitchen, dining room and separate utility room. The first floor has two double bedrooms, both with built in wardrobes, one benefiting from superb countryside views out towards Haven Cliff and lovely sea views. There is also a single bedroom on the first floor, again with a built in wardrobe and a family bathroom.

Outside, the property has onsite parking to the front, and a lovely enclosed garden to the rear, offering a good degree of privacy, with areas of lawn and patio, together with a large shed. The rear garden offers a delightful setting for al fresco dining and outside entertaining.

## FEATURES

- End of Terrace Home
- Three Bedrooms
- Onsite Parking
- Dining Room
- Well Presented and Spacious
- Utility Room
- Close to Town Centre, Beach and Sea Front
- Pleasing Views and Sea Glimpses
- Enclosed Rear Garden
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property:

A half glazed door leads into a useful entrance porch, which is glazed to two sides, with a half obscure glazed door into the entrance hall.

### Entrance Hall

Stairs to first floor, with an under stairs storage cupboard. Coved ceiling. Radiator. Doors to living room and kitchen.

### Living Room

Large picture window to front. Radiator.

### Kitchen

Obscure glazed internal window and square archway into the utility room. Door to rear garden. Square archway through to the dining area.

The kitchen has been stylishly fitted to three sides with a range of matching wall and base units with colour washed door and drawer fronts with co-ordinating handles. On one side of the kitchen, there is an L shaped run of work surface with under counter space for fridge, and inset space for a range cooker with extraction above.

On the opposite side of the kitchen, there is another run of work surface with inset stainless steel sink and drainer with chrome mixer tap, with cupboards below including space and plumbing for dishwasher. In the corner, there is a further L shaped run of work surface with additional cupboards above and below.

### Dining Room

Dual aspect, with a window to the side and double doors providing access to the rear garden. Coved ceiling. Radiator.

### Utility Room

Window to rear. Radiator. Run of work surface with under counter space and plumbing for washing machine and space for tumble dryer. Space for free standing fridge freezer. Wall mounted Worcester boiler for gas fired central heating and hot water.

### First Floor Landing

Hatch to roof space which is boarded and insulated, with light and power. Doors off to:-

### Bedroom One

Large picture window to rear offering delightful views out towards Haven Cliff and offering pleasing sea views. Radiator. Double mirrored sliding doors to built in wardrobe.

### Bedroom Two

Large picture window to front. Radiator. Door to built in wardrobe cupboard.

### Bedroom Three

Window to front. Radiator. Double doors to built in wardrobe.

### Bathroom

Obscure glazed window to rear. The bathroom has been stylishly fitted with a vanity style wash hand basin with chrome mixer tap and cupboards beneath, including a built in WC alongside. Panel bath with a fitted shower attachment over and a glazed shower screen. Chrome ladder style towel rail.

### Outside

The property is approached over a part block paved and part concrete entrance drive providing onsite parking for two vehicles. The drive leads to the entrance porch and also to a timber gate providing side access to the rear garden.



### Rear Garden

The garden can be accessed via the dining room, the kitchen or a gate at the side of the property and has areas of lawn and patio, together with a good sized shed.

The rear garden offers a lovely setting for al fresco dining and outside entertaining.

### 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.

### Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,221.61. per annum.

### Disclaimer

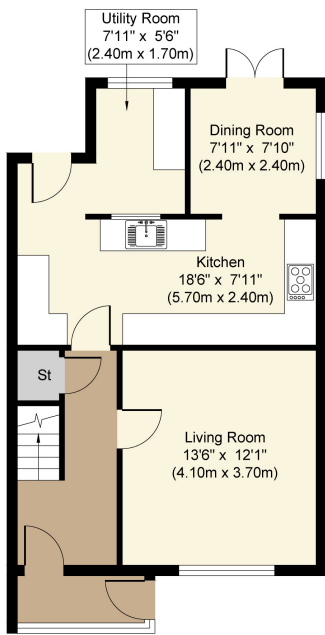
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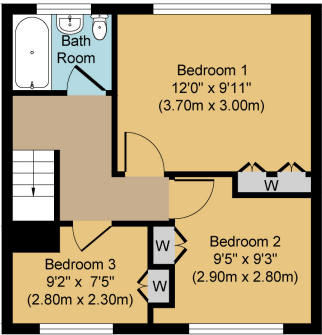
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John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Ground Floor  
Approximate Floor Area  
596 sq. ft  
(55.37 sq. m)



First Floor  
Approximate Floor Area  
362 sq. ft  
(33.63 sq. m)

Approx. Gross Internal Floor Area 958 sq. ft / 89.00 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
Very energy efficient - lower running costs				
(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	