



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**5 Riverdale Orchard, Seaton, Devon**

**£440,000 Freehold**





## PROPERTY DESCRIPTION

A beautifully presented and spacious four bedroomed terraced home, located in a quiet cul-de-sac and only a mile to the beach. Built by Cavanna Homes with colour washed rendered elevations under a tiled roof, with the usual benefits of double glazed windows and doors and gas fired central heating.

The bright and light filled accommodation comprises; on the ground floor, entrance hall with cloakroom, kitchen/breakfast room, separate dining room or study/ snug, with the first floor having two double bedrooms, a family bathroom and a living room. With the second floor comprising; a good sized principal double bedroom, with an extensive range of built in wardrobes and an en-suite shower room, together with a further fourth double bedroom.

Outside, there is a patio to the front, with areas of mature shrubs and hedges. and a good sized enclosed garden to the rear, providing a delightful setting for outside entertaining and al fresco dining, there is also a single garage and a parking space.



## FEATURES

- Four Bedrooms
- Principle en-suite
- Beautifully Presented and Bright
- Enclosed Rear Garden
- Separate Dining Room/ Snug
- Garage and Parking
- Super Kitchen/ Breakfast Room
- Quiet Cul-De-Sac Location
- Just over 1,500 Square Feet Of Accommodation
- Viewing Recommended





## ROOM DESCRIPTIONS

### The Property:

The spacious and flexible accommodation comprises;

On the ground floor, entrance hall, with stairs to first floor and a cloakroom, with pedestal wash hand basin, WC, a radiator and half tiling to walls.

The kitchen/ breakfast room, is beautifully presented and comprises a lovely middle island with a breakfast bar, a seating area, and doors leading to the rear garden. The kitchen is principally fitted to two sides, with a range of matching wall and base units with an inset single bowl sink and drainer with chrome mixer tap, with cupboards above and beneath, including built in washing machine and built in dishwasher. Inset Neff five ring gas hob, with Bosch extraction over, and cupboards and drawers beneath, including built in fridge. Full height unit with built in fridge freezer, double oven and grill, and wall mounted Ideal gas fired boiler central heating and hot water, which was only just replaced, and has a 7 year warranty.

On the ground floor, there is also a separate dining room/ snug or study.

### First Floor

The first floor has two double bedrooms, and a family bathroom, which is attractively fitted with a close couple WC, a pedestal wash hand basin with chrome mixer taps, a panel bath with a handheld shower attachment, a heated towel rail, a wall mounted mirror and half tiling to walls.

The first floor also has a good sized living room, which has pleasing views over towards Haven Cliff, and an attractive fireplace, and makes a lovely light filled reception room.

### Second Floor

The second floor landing has a hatch to a roof space which is boarded and insulated, with doors off to the fourth bedroom and a large principal bedroom, which has a large cupboard, housing the Megaflow hot water cylinder, an extensive range of built in wardrobes and an en-suite shower room.

The en-suite shower room is attractively fitted, with a shower cubicle, a close coupled WC, a radiator and a wall mounted wash hand basin with chrome taps.

### Outside

The property is approached over a paved entrance path, with mature shrubs and hedges on either side.

The pathway continues to a wrought iron entrance gate between two stone entrance piers which gives into the front paved patio area and step up to the front door.

The garage is separate en-block with a tarmac entrance drive and parking space to the front.

### Rear Garden

There is a good sized enclosed rear garden, accessed via the kitchen, and features a good sized area of decking, which makes a delightful setting for outside entertaining and al-fresco dining.



### Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,389.26per 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.

### 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.

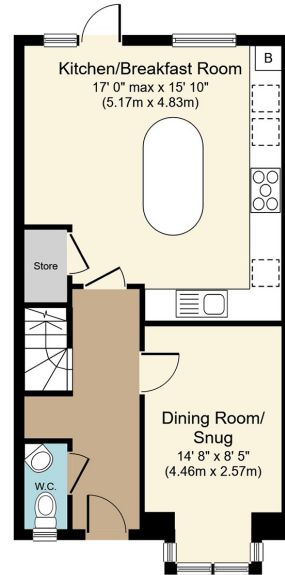
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### Opening Hours

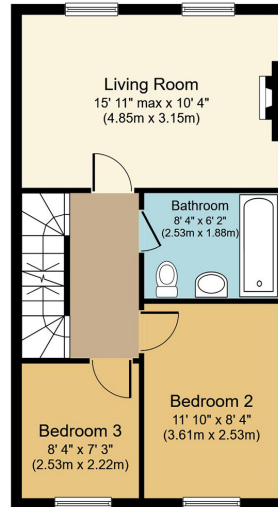
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

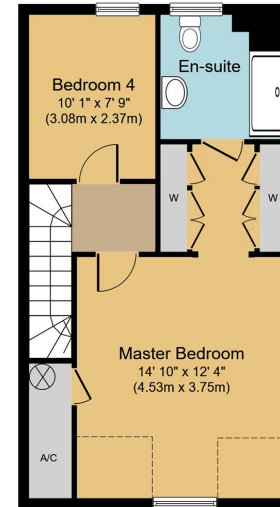
Client Money Protection provided by Propertymark: C0124251



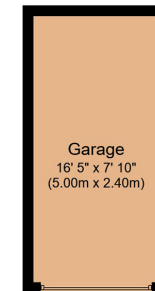
**Ground Floor**  
Approximate Floor Area  
601 sq. ft.  
(55.8 sq. m.)



**First Floor**  
Approximate Floor Area  
457 sq. ft.  
(42.5 sq. m.)



**Second Floor**  
Approximate Floor Area  
452 sq.ft.  
(42.0 sq.m.)



**Garage**  
Approximate Floor Area  
127 sq.ft.  
(11.8 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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