





PROPERTY DESCRIPTION

A charming and substantial three bedroomed semi-detached 1930's home, located in one of Seaton's premier roads, close to the town centre, sea front and beach with pleasing views, a lovely enclosed rear garden, ample onsite parking and a garage.

The spacious and versatile accommodation briefly comprises; on the ground floor, a good sized entrance hall with a cloakroom, living room, dining room and kitchen, with the first floor having three bedrooms, two doubles and one single/ study, together with a shower room. Outside, there is ample onsite parking on the driveway, a single garage, an area of lawn to the front and a good sized enclosed garden to the rear, with a shed and areas of lawn and patio. The enclosed rear garden offers a good degree of privacy and provides a delightful setting for outside entertaining and al fresco dining.

FEATURES

- No Chain
- Semi-Detached House
- Pleasing Views and Sea Glimpses
- Three Bedrooms
- Light and Bright Accommodation
- In Need of Updating and Modernisation
- Onsite Parking & Single Garage
- Enclosed Rear Garden
- Close to Town Centre, Beach and Sea Front
- EPC Rating D





ROOM DESCRIPTIONS

The Property: -

This charming home has the usual attributes of double glazed windows and gas fired central heating, with light and bright accommodation, which now requires some modernisation and updating.

The property is approached over a gated entrance drive, which provides onsite parking and gives access to the single garage, a timber gate to the rear garden and the entrance porch.

Ground Floor

From the entrance hall, there are stairs to the first floor with a good sized under stairs storage cupboard and doors off to the ground floor cloakroom, the living room, the dining room and the kitchen.

The cloakroom is fitted with an older style suite, comprising; a high level flush WC, a wall mounted wash hand basin with chrome taps and a radiator. The living room benefits from a charming bay window and the dining room benefits from double doors providing access to the garden.

The kitchen also benefits from a door giving access to the garden, and is fitted to two sides with a range of matching wall and base units, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. Inset four ring hob. Full height unit incorporating built in oven. Door to a good sized pantry. Wall mounted Worcester gas fired boiler for central heating and hot water.

First Floor

The spacious first floor landing has doors to a built in airing cupboard and hatch to the roof space, with doors off to three bedrooms, two doubles and one single/ study, together with a shower room. The largest double bedroom benefits from a charming bay window.

The shower room is fitted with a modern suite, comprising; close coupled WC, pedestal wash hand basin with chrome mixer tap. Excellent sized walk in shower. Radiator.

Enclosed Rear Garden

The garden can be accessed from the kitchen, the dining room, or from the gate off the driveway and has a good sized shed and areas of lawn and patio.

The enclosed rear garden offers a good degree of privacy, pleasing views and provides a delightful setting for outside entertaining and al fresco dining.

Garage

Manual up and over door. Light and power.

Council Tax

East Devon District Council; Tax Band D - Payable for the 01/04/2026 to 31/03/2027 financial year is £2,658.11



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.

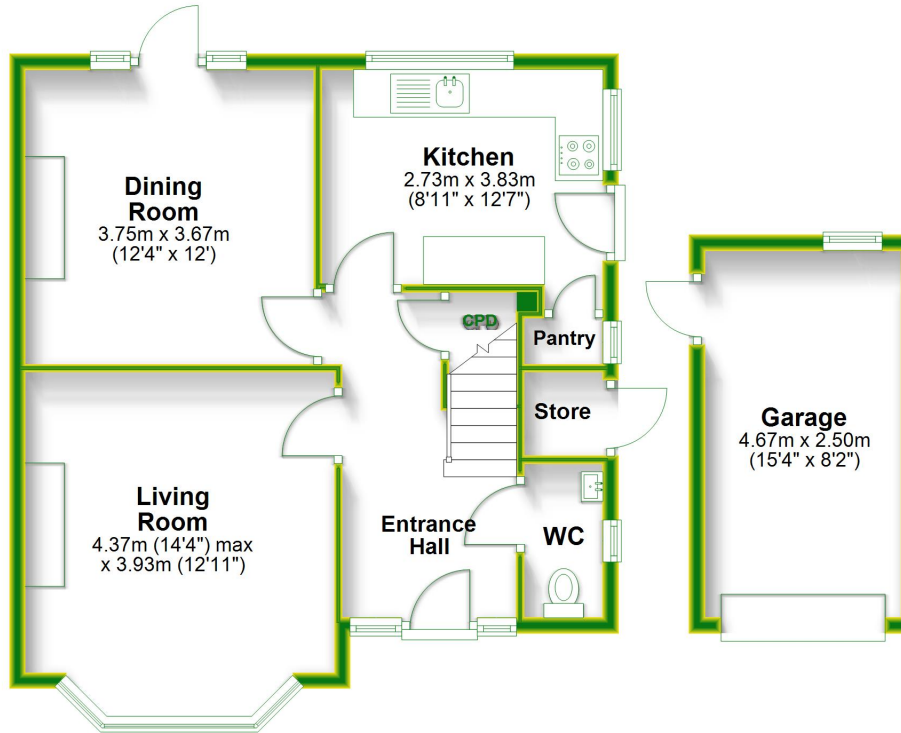
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



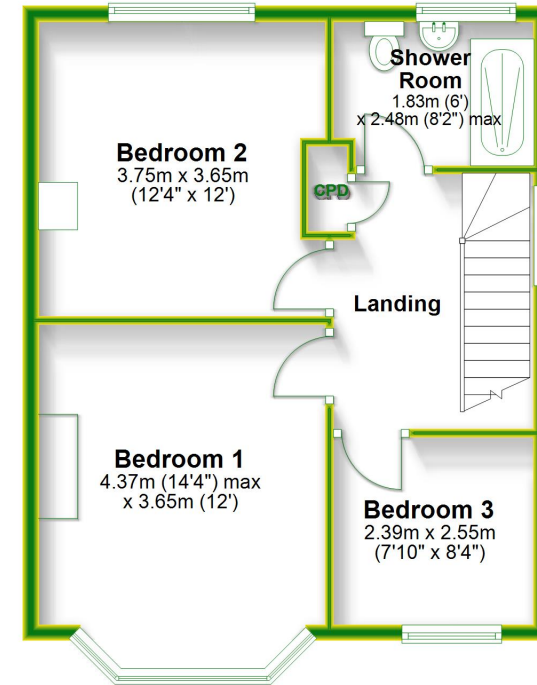
Ground Floor

Approx. 53.7 sq. metres (578.3 sq. feet)
(excluding Store, Garage)



First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Total area: approx. 102.3 sq. metres (1101.7 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.

44 Marlpiit Lane, Seaton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			