

**John
Wood
& Co**



**Coast &
Country since 1977**

Prince Charles Way, Seaton, Devon

£395,000 Freehold



PROPERTY DESCRIPTION

Offered with no onward chain, is this appealing two bedroomed detached bungalow, located in an elevated position on the outskirts of Seaton with outstanding views across the Axe Valley.

Constructed with brick elevations under an interlocking tiled roof, the property has the usual attributes of uPVC double glazed windows and gas fired central heating and benefits from onsite parking, an integral garage, and an en-suite to the principle bedroom.

The spacious and flexible split level accommodation briefly includes; entrance hall, sitting/ dining room, kitchen, conservatory, two double bedrooms, principle en-suite shower room and a family bathroom. Outside are gardens to front and rear, an integral single garage and onsite parking.



FEATURES

- No Onward Chain
- Two Double Bedrooms
- Detached Split Level Home
- Beautiful Axe Valley Views
- Integral Garage
- On-site Parking
- Conservatory
- En-suite Shower Room
- Sitting/ Dining Room
- Just over 1,200 Square Feet





ROOM DESCRIPTIONS

The Property:

The property is approached over a block paved entrance drive, offering on-site parking and access to the garage, with stairs rising up to the front door.

The spacious and light accommodation briefly comprises:

The properties main front door leads through to the entrance hall, with hatch to roof space, and doors off to the sitting/ dining room, the kitchen, and a few stairs rising up the split level bedroom accommodation.

Sitting/ Dining Room:

Large picture window to front, offering delightful views over Axe Valley and the surrounding countryside. Feature fireplace, fitted with a Log burner. Sliding doors into the conservatory.

Kitchen:

The kitchen has been principally fitted to three sides, with a range of matching wall and base units. On one side of the kitchen, there is an L shaped run of work surface, with inset single bowl stainless steel sink and drainer, with chrome mixer tap, with cupboards beneath, including space and plumbing beneath for washing machine. Inset four ring gas hob, with cupboards below and above, including extraction over hob.

On the other side of the kitchen, is a further short run of work surface, with cupboards below and above, including built in double oven and grill.

On the split level landing, there is an airing cupboard, and doors off to two double bedrooms, both benefiting from built in wardrobes, with the principal suite having the added benefit of an en-suite shower room, which comprises; corner shower cubicle, pedestal wash hand basin, a WC and a radiator

there is also a family bathroom, which comprises; panel bath with chrome taps, shower attachment over and a shower curtain, WC, pedestal wash hand basin, and a radiator.

Rear Garden

The garden can be accessed via the conservatory, the kitchen, or a side gate from the front garden, and has been designed for ease of maintenance, and mostly comprises areas of patio, with various flower beds.

Outside the kitchen and conservatory, there is an area for outside seating, with stairs rising up to the larger garden.

There is currently an area of decking with a summer house, that is not in use, and would benefit from being replaced.

Garage

Electric door. with light and power. The garage houses the boiler for gas fired central heating and hot water.

Council Tax

East Devon District Council; Tax Band E- Payable 2023/24: £2,920.20 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.

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 - 1pm. Hours may vary over Bank Holiday periods.

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





Area: 31.4 m² ... 339 ft²

Area: 85.7 m² ... 922 ft²

Total Area: 117.1 m² ... 1261 ft²

Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	