





PROPERTY DESCRIPTION

A beautifully presented three bedroomed detached bungalow, located in a quiet cul-de-sac, on a local bus route and in a convenient position for the Town centre, shops, restaurants, cafés, beach and Sea front. Constructed by Persimmon homes in 2000, with appealing brick elevations with contrasting brick detailing under a tiled roof, the bungalow has the benefit of double glazed windows, en-suite to master bedroom and gas fired central heating.

The spacious and flexible accommodation has been significantly updated and improved, and briefly comprises; sitting room, kitchen/ dining room, separate utility room, conservatory, three double bedrooms, with the master bedroom benefiting from an en-suite shower room, together with a family bathroom.

Outside, the rear garden has been attractively landscaped, and offers an excellent degree of privacy, there is a small garage/ storage room, and ample onsite parking on the drive.



FEATURES

- Detached Bungalow
- Beautifully Presented Throughout
- Recently Renovated and improved
- Kitchen/ Dining Room
- Separate Utility Room
- Bright, Light and Spacious Accommodation
- Three Double Bedrooms
- Master En-suite Shower Room
- Conservatory
- Enclosed and Private Rear Garden





ROOM DESCRIPTIONS

The Property:

A spacious entrance drive, provides access to a small garage/ storage area, with the front door to the property and the entrance hall.

The spacious entrance hall has doors which lead off the cloakroom, bedroom three, sitting room, and the kitchen/ dining room, with the remainder of the hall, leading to two further double bedrooms, and the family bathroom.

The kitchen/ dining room has a door to a good sized walk in pantry, a door to separate utility room, and double doors off to the conservatory, which is glazed to three sides, and has attractive views over the garden. The kitchen has been stylishly fitted with a range of matching wall and base units, with built in appliances, including four ring induction hob, dishwasher, and double oven and grill.

The excellent sized sitting room, benefits from being light and bright, with a bay window to the front, and a feature fireplace, fitted with an electric fire.

The cloakroom, which is in the entrance hall, has a white suite, comprising close coupled WC, with a vanity style wash hand basin, with chrome mixer tap with cupboard beneath.

There are three good sized double bedrooms, with bedroom one benefiting from built in wardrobes and a stylishly fitted en-suite shower room, which has been attractively fitted with a walk in shower, WC, and a wall mounted wash hand basin.

Bedroom Two and Three also have built in wardrobes /cupboards, and the family bathroom is stylishly fitted with a white suite, comprising; panel bath, WC, vanity style wash hand basin and a heated ladder style towel rail.

Outside

The property is approached over a good sized tarmac entrance drive, which provides ample onsite parking. The front garden is open plan and comprises an area of lawn, with a paved pathway to the side of the garage, leading to the rear garden via a wooden pedestrian gate. Adjacent to the paved path to the front door is a gravelled area.

The rear garden offers an excellent degree of privacy and has been attractively landscaped to provide a delightful setting for the property. There is a paved patio surrounding the conservatory that extends past the utility door to meet the side path. There is also a good sized area of lawn, together with a shed and a summer house.

The rear garden, offers a truly delightful setting for outside entertaining and al fresco dining.

Council Tax

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

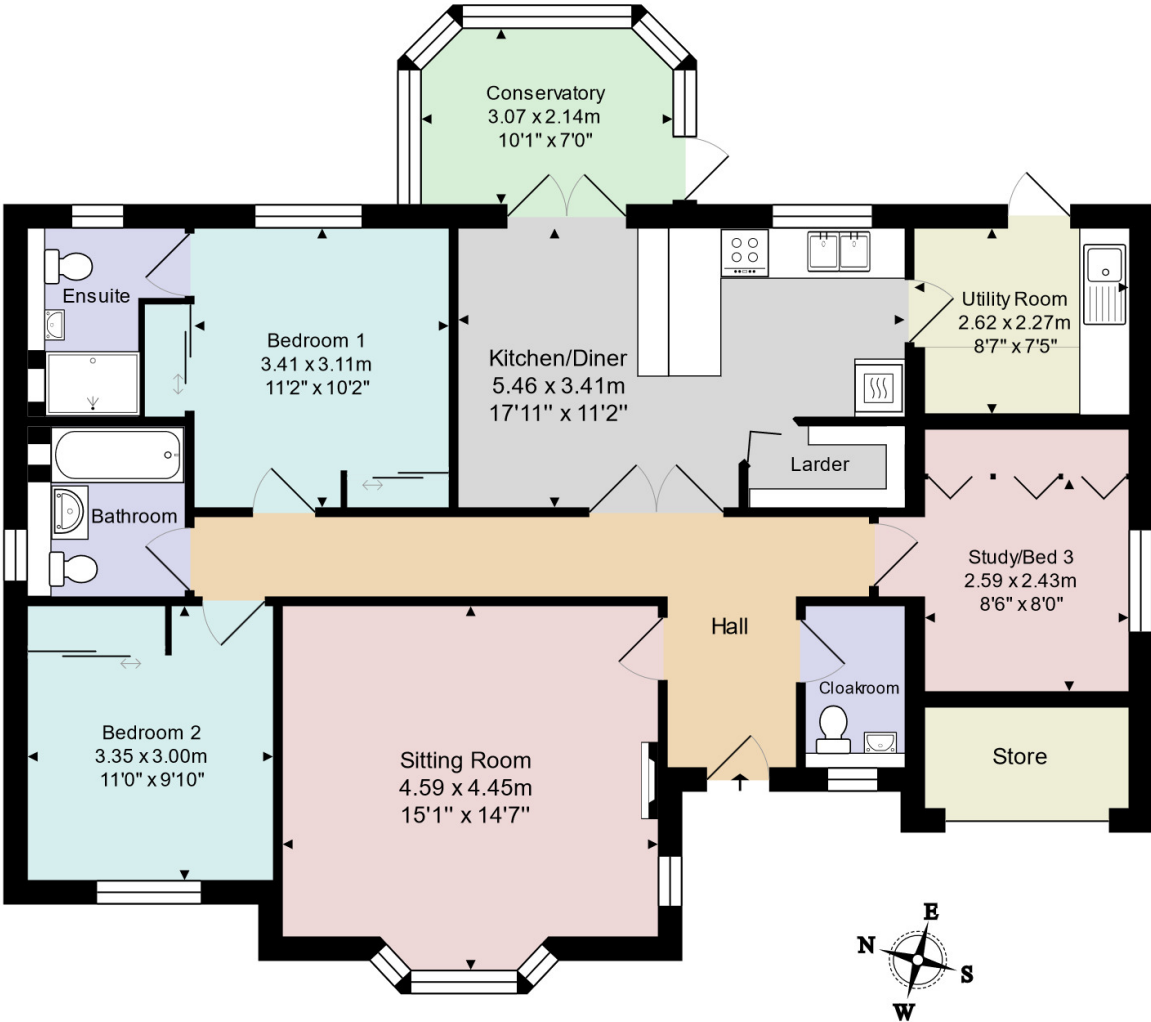
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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.

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



Total Area: 107.9 m² ... 1162 ft² (excluding store)
Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		69	82
(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	