

**John  
Wood  
& Co**



**Coast &  
Country since 1977**

**Valley View, Seaton, Devon**

**Offers In Excess Of: £350,000 Freehold**



## PROPERTY DESCRIPTION

An appealing two bedroomed detached bungalow, only a short distance to the town centre, shops, restaurants, beach and seafront. Constructed with brick and clad elevations under an interlocking tiled roof, the property has the usual attributes of double glazed windows and gas fired central heating, and benefits from on-site parking, a sun room/ conservatory, an attached single garage and an enclosed rear garden.

The spacious accommodation briefly comprises; entrance porch, living room, kitchen, separate dining area, two double bedrooms, and a shower room. Outside, at the front and side there is ample onsite parking, a single garage, and at the rear is a level enclosed garden featuring a summerhouse.

This property comes to the market with no onward chain, and would make an ideal family home, retirement property, or holiday home.



## FEATURES

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Close to Town Centre, Beach and Sea Front
- On-Site parking
- Enclosed Rear Garden
- Attached Single Garage
- Separate Dining Room
- Sun Room/ Conservatory
- Flat and Level Plot







## ROOM DESCRIPTIONS

### The Property:

The property is approached over a block paved entrance drive, which offers on-site parking, and access to the front garden, the attached garage, the entrance porch, and the rear garden, via a timber gate to the side of the bungalow.

### The spacious and light accommodation comprises:

Entrance Porch, leading through to the entrance hall, with doors off to the sitting room, two double bedrooms, a shower room, the kitchen, the sun room/ conservatory, and an airing cupboard.

The kitchen has been fitted with a range of matching base units, with a cupboard/ pantry. Inset stainless steel sink, with cupboards beneath, including space and plumbing for dishwasher. Inset 4 ring hob, with built in oven beneath.

The shower room, is fitted with a white suite, which comprises; corner shower cubicle with sliding curved doors, vanity style wash hand basin with an extensive range of built in cupboards and drawers, and WC. Full tiling to walls. White ladder style towel rail.

The sun room/ conservatory, provides a lovely seating area, with doors to the rear garden, and an internal door to the garage. The sun room houses the wall mounted boiler for gas fired central heating and hot water, together with a range of built in units, including space and plumbing for washing machine.

Both bedrooms benefit from built in wardrobes, and both have views over the rear garden.

### Garage

Up and over door. Light and power.

### Rear Garden

The garden can be accessed via the sun room, or via the side path, and has been landscaped to provide a low maintenance area for outside entertaining and al fresco dining, and features a summer house.

### Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,123.78 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**

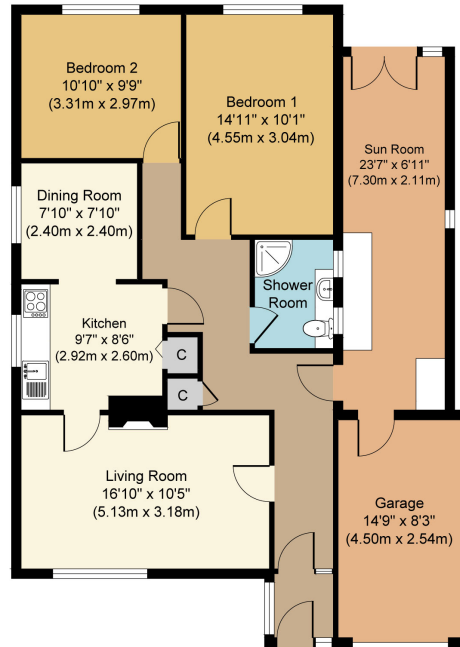
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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



Approximate Floor Area  
819 sq. ft  
(76.0 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		82	