





## PROPERTY DESCRIPTION

An appealing and well presented three bedroomed detached chalet style bungalow, located at the end of a quiet cul-de-sac with attractive panoramic views over the Axe Valley and sea views over Lyme Bay.

The spacious and flexible accommodation briefly comprises; on the ground floor, entrance hall, an excellent sized living room, dining room/bedroom three if required, conservatory with sea views, kitchen, again with sea views, and a shower room, with the first floor comprising; two double bedrooms, one benefiting from super sea and valley views, together with a cloakroom. Outside, there are open plan gardens to the front and an enclosed walled terraced garden at the rear, together with an attached single garage and a driveway offering onsite parking.

The rear garden has a decked seating area which takes maximum advantage of the superb sea and axe valley views, and offers a delightful setting for outside entertaining and al fresco dining.

## FEATURES

- Detached Chalet Style Bedroom
- Two/ Three Bedrooms
- Driveway parking
- Single Garage
- Superb Sea and Coastal Views
- Attractive Axe Valley Views
- Ground Floor Shower Room
- Pleasing Living Room Almost 22 Feet Long
- Light and Bright Accommodation
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property: -

Constructed with brick and uPVC clad gables under an interlocking tiled roof, the property has the usual attributes of double glazed windows and has gas fired central heating.

The property is approached over a tarmac entrance drive, which provides onsite parking and leads to the garage and the front door.

### Entrance Hall

Easy rising stairs to first floor. Radiator. Wood block flooring. Door to large understairs storage cupboard. Further door to large built in cloaks cupboard with hanging rail and shelved storage.

Doors off to the living room, the kitchen, the dining room/ third bedroom and the shower room.

### Living Room

Large picture window to front, giving attractive garden views. Coved ceiling. Two radiators.

### Dining Room/ Bedroom Three

Sliding door to rear giving access to the decked seating area and the lower garden via steps and takes maximum advantage of views over Haven Cliff and the hills beyond the Axe Valley, together with super sea views. Coved ceiling. Radiator.

### Kitchen/Breakfast Room

Window to rear with views pleasing Axe Valley and sea views. The kitchen has been principally fitted to four sides with a matching range of wall and base units with wood laminate door and drawer fronts with stainless steel handles. U-shaped run of roll edged laminate work surface with inset single bowl stainless steel sink and drainer with chrome taps, with cupboards beneath including space and plumbing for washing machine. Inset four ring gas hob, with a range of cupboards and drawers beneath. Full height unit incorporating double oven and grill with further storage above and below. Wall mounted Boiler for gas fired central heating and hot water. Space for freestanding fridge-freezer. Coved ceiling. Radiator. Vinyl tiled floor. Obscure glazed door into:-

### Conservatory

Glazed to three sides. Single glazed timber door to rear giving access to the rear garden. Single glazed timber door to front giving access to side and front courtyard style garden. Sloping polycarbonate roof. Wall mounted shelves. Ceramic tiled floor. The conservatory is lovely and bright and offers a super seating area with sea views.

### Shower Room

Obscure glazed window to side. White suite, comprising: vanity sink with chrome mixer tap with high gloss white cupboards beneath. Close coupled WC with co-ordinating seat. Corner entry shower cubicle. Full contrasting tiling to one wall with full height shower panels to shower cubicle, fitted with thermostatic shower. Wall mounted mirror with light over. Radiator. Vinyl sheet timber effect floor.

Returning to entrance hall, stairs to:-

### First Floor

Hatch to insulated roof space. Wood effect laminate floor. Door to built in airing cupboard with back up immersion heater. Potterton programmer for central heating and hot water.

Doors off to:-

### Bedroom One

Window to rear provides outstanding panoramic views over the town, River Axe and the Axe Valley and lovely sea views out over Lyme Bay. Radiator. Door to eaves storage area. Door to large wardrobe cupboard with hanging rail and shelf over. Radiator.

### Bedroom Two

Window to front. Radiator. Door to eaves storage cupboard.

### Cloakroom

Window to side. White suite comprising close coupled WC with co-ordinating seat. Pedestal wash hand basin with chrome taps. Wood effect laminate floor.

### Outside

The property is approached over a concrete entrance drive which provides ample onsite parking and gives access to the front door and attached garage.

### Garage

Metal up and over door. Single glazed timber window to rear. Half single glazed door giving access to the decked terrace.

### Gardens

The door at the front of the conservatory leads to the side garden which has been paved for ease of maintenance and at the rear of the paved side garden, there is a timber garden shed with a timber gate at the side, returning round to the front.

The rear door of the conservatory gives onto steps which lead down to a semi circular paved patio with steps at one side leading up to a decked terrace with doors back to the dining room and door to the side, giving access to the garage.

The lower reach garden and the decked terrace offer a delightful setting for outside entertaining and al fresco dining.

### Council Tax

East Devon District Council; Tax Band D - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,658.11

### Seaton

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

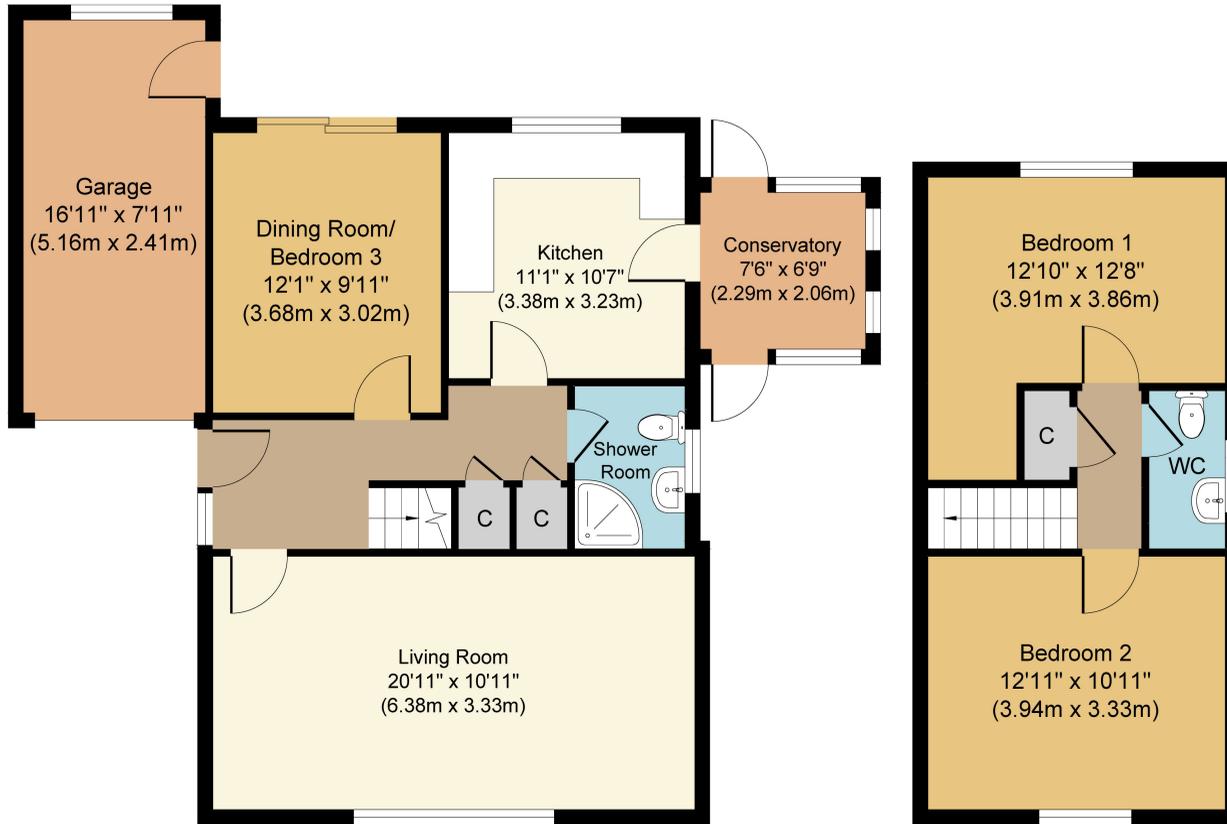
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John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



**Ground Floor**  
 Approximate Floor Area  
 812 sq. ft  
 (75.40 sq. m)

**First Floor**  
 Approximate Floor Area  
 373 sq. ft  
 (34.60 sq. m)

**Approx. Gross Internal Floor Area 1185 sq. ft / 110.00 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	82

EU Directive 2002/91/EC  
 England, Scotland & Wales