



**John
Wood
& Co**

**Coast &
Country since 1977**

Newlands Park, Seaton, Devon

£410,000 Freehold



PROPERTY DESCRIPTION

A well-presented and substantial 1950's built, semi-detached home, in an elevated position, benefiting from far reaching views countryside views, a good sized enclosed garden at the rear, a principal en-suite shower room, a stylishly fitted kitchen, a conservatory and ample onsite parking.

The property has been extended and improved during prior ownership, and now comprises; on the ground floor, entrance hall, two reception rooms, conservatory, kitchen/ dining room, utility room and cloakroom, with the first floor having three good sized double bedrooms, with the principal bedroom benefiting from an en-suite shower room and a separate family bathroom. There is a good sized gardens at the front and ample onsite parking, and an excellent sized enclosed garden at the rear.



FEATURES

- Semi-Detached Family Home
- Three/ Four Bedrooms
- Attractive Far Reaching Countryside Views
- Ground Floor Cloakroom
- Utility Room
- Kitchen/ Dining Room
- Well Presented and Spacious
- Conservatory/ Sun Room
- En-suite Shower Room
- Enclosed and Private Rear Garden





ROOM DESCRIPTIONS

The Property: -
Constructed with rendered elevations under a tiled roof, with the usual attributes of double glazed windows and gas fired central heating.

The Ground Floor
The property is accessed via a double opening part glazed front door into the entrance hall, where there are stairs to the first floor accommodation, and doors off to the living room, the kitchen/ dining room, a ground floor bedroom/study or second reception room, together with a ground floor cloakroom.

Living Room
Dual aspect, windows to front and side. Original tiled fireplace with wood burner. Two radiators.

Door to: -

Conservatory / Sun Room
Glazed door and windows to front, offering a lovely bright and sunny room, with access to the patio and garden directly in front. Radiator.

Kitchen/ Dining Room
Window to rear, overlooking the rear garden, with pleasing far reaching countryside views. The kitchen has been stylishly fitted to three sides, with a range of matching wall and base units with cream door and drawer fronts and co-ordinating handles. U shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher. Inset four ring gas hob with drawers beneath and extraction over. Full height unit incorporating built in double oven and grill. Space for free standing fridge freezer.

Door to shelved panty cupboard. Radiator.
There is an archway leading from the kitchen to the dining area, and a door providing access into the utility room.

Utility Room
Window to rear and half obscure glazed door to side providing access to the garden. The utility room has been fitted with a range of matching wall and base units with co-ordinating handles. L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including under counter space and plumbing for washing machine. Radiator.

Second Reception Room/ Ground Floor Bedroom
Internal window to conservatory. Radiator. This room is presently being used an art studio, however it could have a number of useful uses, including a fourth bedroom, a home office, or a second sitting room.

Cloakroom
White suite, comprising; a close coupled WC with co-ordinating seat and a wall mounted wash hand basin with chrome mixer tap. Radiator.

Returning to entrance hall. Stairs to first floor.

First Floor Landing
Dual aspect, with window to side at half landing and window to rear, offering attractive far reaching views. Hatch to loft space, which is part boarded, with insulation, a light and a pull down ladder. Door to airing cupboard, which houses the wall mounted boiler for gas fired central heating and hot water. Radiator.
Doors off to: -

Bedroom One
Large picture window to front. Door to: -

En-Suite Shower Room
White suite, comprising; close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboard beneath. Corner shower cubicle with sliding glazed door. Chrome ladder style heated towel rail.

Bedroom Two
Window to front. Doors to built in wardrobe cupboards. Radiator.

Bedroom Three/ Study
Window to rear, offering pleasing countryside views. Radiator.

Family Bathroom
Obscure glazed window to side. White suite, comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. Panel bath with chrome taps, shower attachment over and a bi-folding screen. Chrome ladder style heated towel rail. Full tiling to walls.

Outside
The property is approached over an entrance driveway, which offers ample onsite parking and leads to a car port, which provides access to the former garage/ store room. From the entrance drive, there is access to the front door and a timber gate which leads through to the rear garden.

The entrance driveway also provides access to the front garden, which has mature trees and shrubs, and a door leading into the conservatory/ sun room.

Rear Garden
The rear garden can be accessed via the utility room or the from the timber gate by the entrance drive, and in enclosed on three sides with fencing, offers a good degree of privacy, with areas of lawn and patio, together with a greenhouse and a shed.

The rear garden offers a delightful and peaceful setting for outside entertaining an al fresco dining.

Council Tax
East Devon District Council; Tax Band D - Payable 2024/25: £2,499.31 per annum.

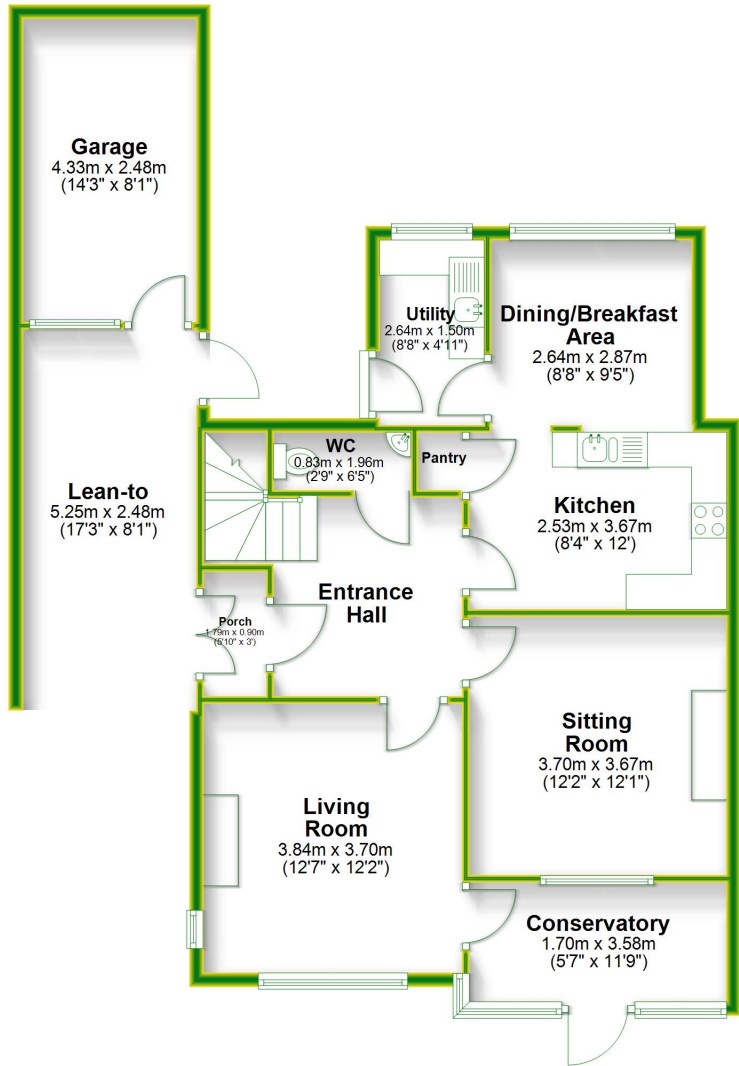
Seaton
The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more seduced beach going 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.

Schooling
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.

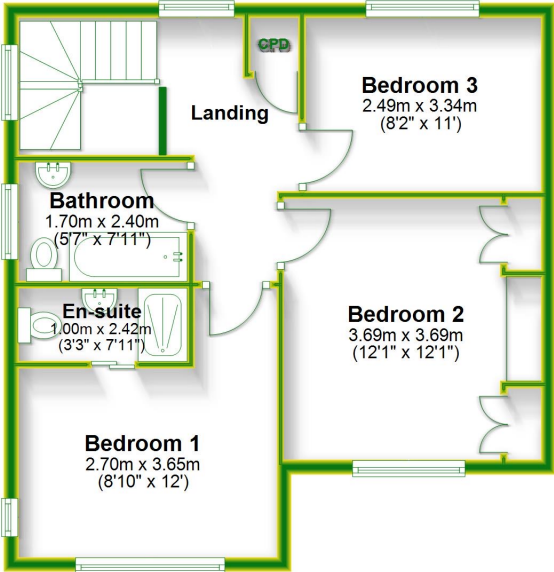
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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

Ground Floor
Approx. 71.3 sq. metres (767.2 sq. feet)



First Floor
Approx. 51.9 sq. metres (559.1 sq. feet)



Total area: approx. 123.2 sq. metres (1326.3 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 epcsolutions.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	66	80		
A				
(81-91)				
B				
(69-80)				
C	66	80		
(55-68)				
D				
(39-54)				
E				
(21-38)	66	80		
F				
(1-20)				
G	66	80		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				