

**John  
Wood  
& Co**



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Country since 1977**

**Riverdale, Seaton, Devon**

**£365,000 Freehold**





## PROPERTY DESCRIPTION

An attractive, three bedroomed detached chalet style bungalow, located towards the outskirts of Seaton, with appealing outward views to the hills beyond the Axe Valley. Constructed with brick elevations under an interlocking tiled roof, the property has uPVC double glazed windows and the advantage of a recently replaced boiler and upgraded radiators, together with redecoration throughout.

The accommodation briefly comprises; on the ground floor, excellent sized living room, dining room or bedroom three, kitchen, bathroom and WC, with the first floor having two good sized double bedrooms and a further WC, which could be adapted to incorporate a shower room if required.

Outside, there is a block paved entrance drive which provides onsite parking, and provides access to the front door and the attached single garage, and there is a good sized enclosed garden to the rear, which offers a lovely setting for outside entertaining and al fresco dining.

## FEATURES

- No Onward Chain
- Three Bedrooms
- Detached Chalet Style Bungalow
- Enclosed Rear Garden
- Driveway Parking
- Single Garage
- Pleasing Views
- Good Sized Living Room
- Scope To Add A Shower To The First Floor WC
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property

uPVC part obscure glazed front door with matching side panel, into:-

### Entrance Hall

Easy rising stairs to first floor. Door to under stairs storage cupboard. Radiator. Doors off to:-

### Living Room

21' x 10' 11" (6.40m x 3.33m). Large uPVC double glazed window to front with appealing Axe Valley views. Decorative fire place, presently fitted with an electric fire.

### Bedroom Three/Dining Room/ Study

11' 11" x 9' 11" (3.63m x 3.02m). uPVC double glazed window to rear. Radiator.

### Kitchen

Max. overall 10' 7" x 9' 9" (3.23m x 2.97m). uPVC double glazed window to rear and uPVC double glazed door giving access to rear garden. The kitchen has been principally fitted to three sides with a range of matching wall and base units with colour washed door and drawer fronts with co-ordinating handles. U-shaped run of laminate work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap. Inset space for cooker. Splashback tiling with matching range of wall cupboards over. Space for free standing fridge freezer. Radiator. Vinyl sheet floor.

### Bathroom

uPVC obscure double glazed window to side. Avocado suite with panel bath with chrome mixer tap, shower attachment and glazed folding shower screen. Pedestal wash hand basin with chrome taps. Full tiling to walls. Wall mounted mirror. Chrome ladder style towel rail. Vinyl sheet floor.

### Seperate WC

uPVC obscure double glazed window to side. Low mounted flush WC with co-ordinating seat. Vinyl sheet floor.

### First Floor

Landing with door to built-in airing cupboard with slatted shelves. Doors off to:-

### Bedroom One

13' 1" x 12' 10" (3.99m x 3.91m) part restricted ceiling height. uPVC double glazed window to rear providing attractive views across Seaton. Door to built-in wardrobe cupboard with hanging rail and shelf. Eaves storage access. Hatch to roof space, which is fitted with a descending loft ladder and a light.. Radiator.

### Bedroom Two

13' 1" x 10' 10" (3.99m x 3.30m) part restricted ceiling height. uPVC double glazed window to front gives attractive views out towards the Axe Valley and the hills beyond Axmouth. Access to eaves storage space. Radiator. Door to:-

### WC

uPVC obscure double glazed window to side. Champagne suite comprising: close coupled WC with co-ordinating seat and pedestal wash hand basin with chrome taps. Wall mounted mirror. Shaver light. Vinyl sheet floor. There is space to include a shower unit, if required.

### Outside

The property is approached over a block paved entrance drive which provides parking and gives access to the front door and the attached single garage.

### Garage

15' 9" x 8' 5" (4.80m x 2.57m). uPVC personal door to side. Metal up and over door. Light and power. Wall mounted gas fired boiler for central heating and hot water, installed in 2021.

### Gardens

The front garden is open plan and is designed for ease of maintenance with a paved patio and a gravelled border with specimen shrubs.

The rear garden has been paved for ease of maintenance and is on two levels. Immediately adjacent to the kitchen door is a paved patio, with the remainder of the garden being retained at a higher level by a dwarf wall, which leads to a further large paved patio area, again surrounded by a gravelled bed planted with a number of attractive flowering plants.

The rear garden offers a good degree of privacy and offers various seating areas, providing a lovely setting for outside entertaining and 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 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.

### Local Schools

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.

### Disclaimer

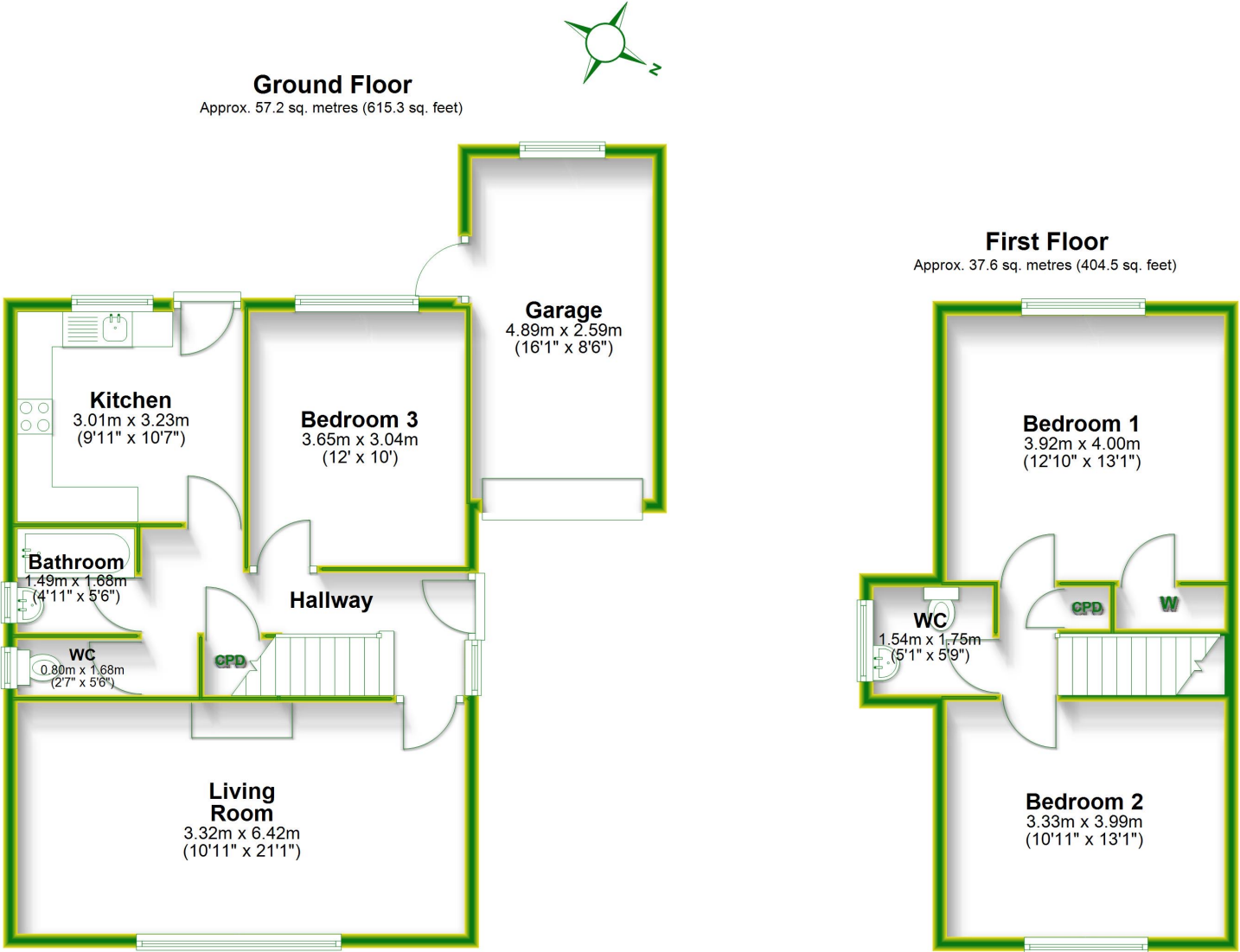
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John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Total area: approx. 94.7 sq. metres (1019.8 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](http://epcsolutions.co.uk)  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	63	83
(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	
		