





## PROPERTY DESCRIPTION

A beautifully presented four bedroomed detached house, built to an excellent standard in 2019, in a fantastic position, close to the town centre and sea front, beach, shops, restaurants and amenities. The property benefits from parking, a garage, an enclosed rear garden, a good sized kitchen/ dining room, an en-suite shower room, and a 10 year NHBC warranty, with approximately 4 year remaining.

The spacious and versatile accommodation briefly comprises; on the ground floor, entrance hall, study/ office, a stylishly fitted kitchen/ dining room, a dual aspect sitting room, and a WC / utility area. The first floor comprises four good sized double bedrooms, with the master bedroom benefiting from an en-suite shower room, built in wardrobes and attractive views towards Haven Cliff, together with a family bathroom.

Outside, the property has a driveway, a single garage, and to the rear, there is a good sized enclosed garden, with a patio an area of lawn, offering a delightful setting for outside entertaining and al fresco dining.



## FEATURES

- Detached House
- Four Bedrooms
- Master En-suite Shower Room
- Super Kitchen/ Dining Room
- Beautifully Presented Throughout
- Built in 2019
- Close to Town Centre, Beach and Sea Front
- Enclosed Rear Garden
- Ground Floor WC & Utility Room
- EPC Rating B





## ROOM DESCRIPTIONS

### The Property:

This super family home has the usual attributes of double glazed windows and gas fired central heating.

### Ground Floor

From the spacious entrance hall, there are stairs to the first floor, with doors off to the living room, the kitchen/ dining room, study/ bedroom five and the utility room with WC.

### Living Room

Dual aspect, with a bay window to front and a window to the side. Radiator. Part glazed double doors through to the kitchen/ dining room.

### Kitchen/ Dining Room

Window to rear, overlooking rear garden, with double glazed doors providing access to the rear garden, and offering a lovely setting for outside entertaining and al fresco dining.

The kitchen has been stylishly fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset one and half bowl sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher. Inset five ring induction hob with drawers beneath and extraction above. Full height unit incorporating built in fridge-freezer and built in oven and grill.

The kitchen has ample cupboards and storage, and is fitted with a water softener and filter system. Wall mounted Potterton gas fired boiler for central heating and hot water. Two radiators.

### Study or Bedroom Five (Single)

Window to front. Radiator.

### WC and Utility Room

White suite, comprising; pedestal wash hand basin with mixer tap and WC. On the opposite side, there is a short run of work surface, with a built in washing machine beneath and storage cupboards.

### First Floor

First floor landing, with hatch to roof space, which is insulated and has light and power. Door to airing cupboard.

Doors off to four double bedrooms, together with a family bathroom.

The principal bedroom, benefits from pleasing views out towards Haven Cliff, built in mirrored wardrobes, and an en-suite shower room, which comprises; WC, pedestal wash hand basin with chrome mixer tap, walk in shower with a sliding glazed door and a white ladder style towel rail.

The family bathroom comprises; a stylishly fitted white suite, with a WC, wall mounted wash hand basin with chrome mixer tap, panel bath with glazed shower screen and a shower attachment over, and a white ladder style towel rail.

### Outside

The property can be approached from the front, via a paved path leading to the front door and into this superb property, or via the rear, where there is a tarmac entrance drive, providing onsite parking and access to the single garage.

From the parking area and garage, there is a gate providing access into the enclosed rear garden, which is a good size, and has an area of patio, together with an area of lawn, and also benefits from a shed with light and power. Double doors providing access to the kitchen/ dining room.

### Detached Garage

Manual up and over door. The garage benefits from light and power.

### Council Tax

East Devon District Council; Tax Band E- Payable for the 01/04/2025 to 31/03/2026 financial year is £3,054.70

### 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

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.

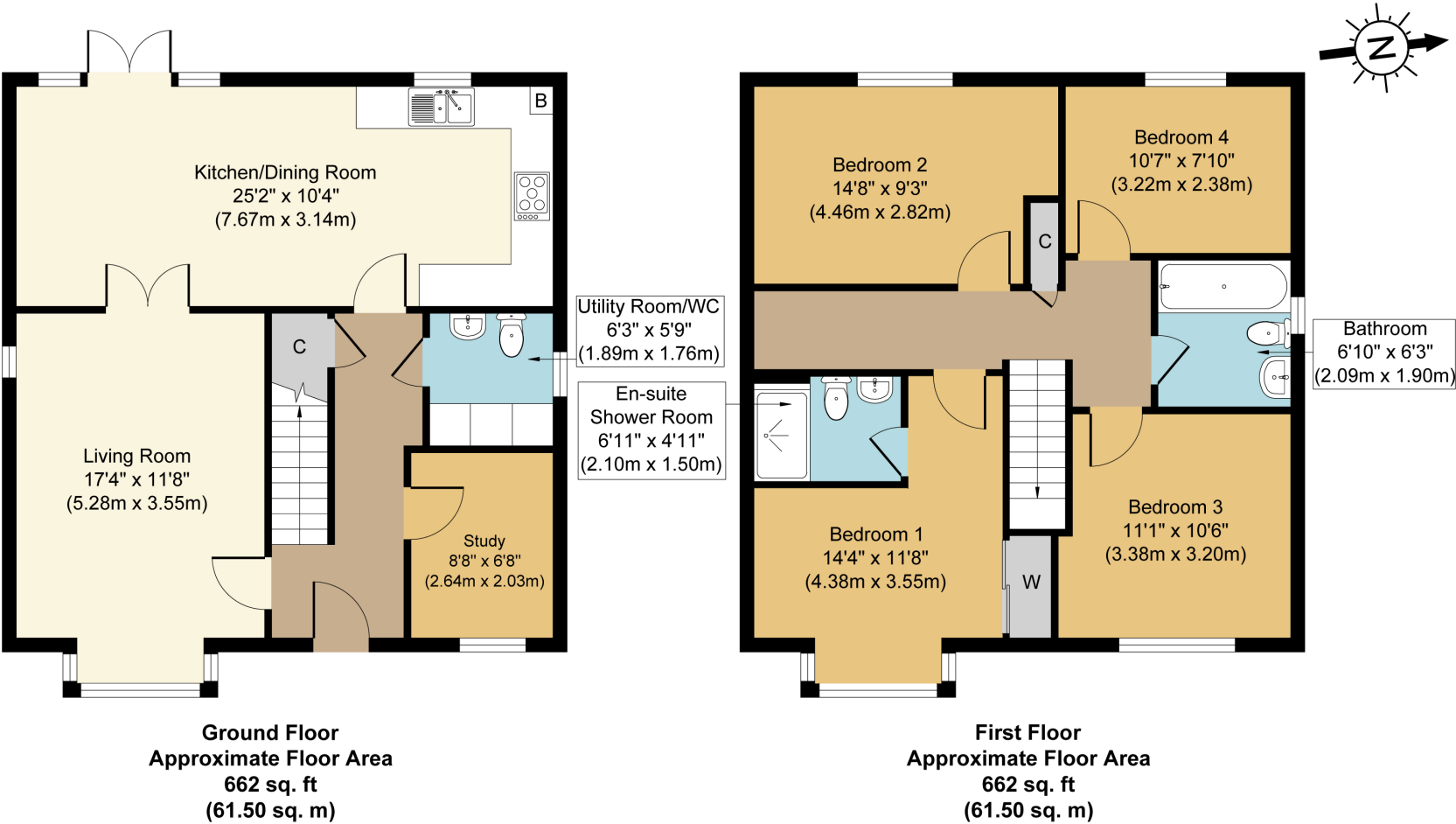
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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





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>                              |         | 93        |
| (81-91) <b>B</b>                            | 84      |           |
| (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 |         |           |
| England, Scotland & Wales                   |         |           |