



**Coast &
Country since 1977**

Wessiters, Seaton, Devon

£470,000 Freehold



PROPERTY DESCRIPTION

An appealing and well-presented three/ four bedroomed detached chalet bungalow, in an excellent location, close to the town centre and sea front, with the benefit of ample onsite parking, pleasing sea views and a good sized enclosed rear garden.

The spacious and versatile accommodation briefly comprises; on the ground floor, entrance lobby, entrance hall, study or bedroom four, an excellent sized through living/dining room with open fireplace, stylishly fitted kitchen, utility room and ground floor WC. On the first floor, there are three bedrooms, with the principal bedroom being an excellent sized double, with a separate study or dressing area which benefits from a sea view, together with a family bathroom, which has the benefit of a full suite, including a bath and a shower.

Outside, there is ample onsite parking to the front, with an excellent sized enclosed garden to the rear, with areas of lawn and patio. The garden offers a delightful setting for outside entertaining and al fresco dining.



FEATURES

- No Onward Chain
- Detached Chalet Style Bungalow
- Ground Floor Bedroom or Home Office
- 3/4 Bedrooms
- Ground Floor WC
- Ample Onsite Parking
- Well Presented, Light and Bright
- Separate Utility Room
- Excellent Sized Enclosed Rear Garden
- Sea Views





ROOM DESCRIPTIONS

The Property: -

Sliding glazed doors give access to a good sized entrance lobby. Obscure glazed door with matching side window into: -

Entrance Hall

Stairs to first floor. Under stairs storage cupboard. Radiator. Doors off to living/dining room, fitted kitchen and a ground floor bedroom or home office.

Living Room/ Dining Room

Dual aspect, with a large picture window to the front and sliding door to rear, giving access and attractive views to the rear garden. Two radiators. Open fireplace.

Kitchen

Window to rear giving garden views. The kitchen has been stylishly fitted to two sides, with a range of matching wall and base units with white high gloss door and drawer fronts and co-ordinating handles. L shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap and cupboards beneath including space and plumbing for dishwasher. Inset five ring gas hob with extraction over and built in oven beneath. Space for free standing fridge freezer. Hatch to living room. Radiator.

Door to: -

Utility Room & WC

Obscure glazed door to side providing access to the garden. Radiator. Wall mounted gas fired boiler for central heating and hot water. Fitted run of work surface with cupboards above and beneath, including space and plumbing for washing machine and space for tumble dryer. Door to WC, which is fitted with a white suite, comprising; close coupled WC with co-ordinating seat and a wall mounted wash hand basin with chrome mixer tap.

Ground Floor Bedroom/ Snug/ Home Office

Dual aspect with windows to the side and front. Radiator.

First Floor Landing

Window to front. Hatch to roof space, which is partially boarded, insulated, with light and power and a descending ladder. Doors off to: -

Bedroom One

Triple aspect, with windows to the front and side, together with a Velux window to rear offering pleasing sea views. Door to eaves storage. Radiator.

Bedroom Two

Window to front. Radiator.

Bedroom Three

Window to rear offering pleasing garden and sea views. Radiator.

Family Bathroom

Two obscure glazed windows to rear. The bathroom is fitted with a white suite, comprising; close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboards and drawers beneath. Corner shower cubicle with sliding glazed doors. Panel Jacuzzi bath with chrome mixer tap and hand held shower attachment. Chrome ladder style towel rail. Full tiling to walls.

Outside

The property is approached over a block paved entrance drive which provides ample on-site parking and gives access to a laid to lawn front garden, the entrance lobby and a timber gate which leads to the rear garden.

Both the front and rear gardens are well stocked with perennials, herbaceous shrubs and trees, including fruit trees

The rear garden can be accessed via the sliding door in the living room, the door from the utility room, or the side gate from the entrance drive and benefits from areas of lawn and patio, together with a shed, a greenhouse and a summer house. The garden offers an excellent degree of privacy and provides a truly 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 £2,499.31

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

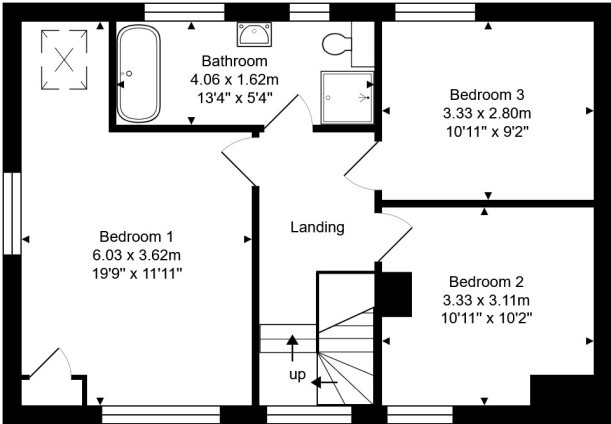
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

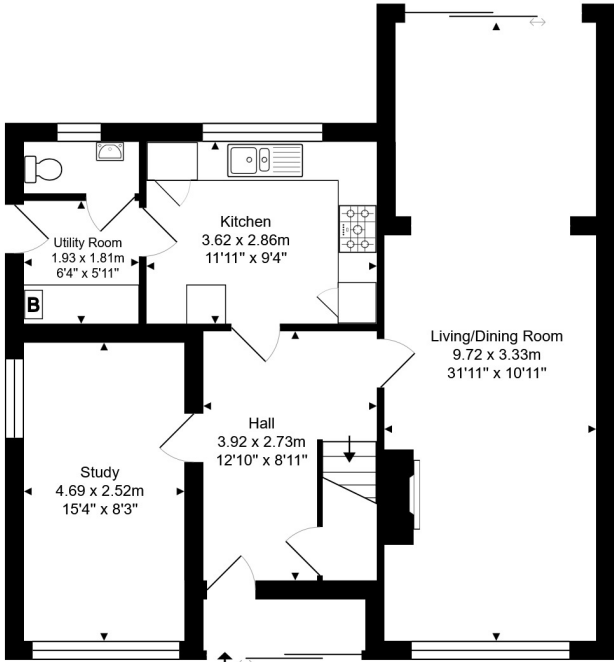
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

Redress Scheme provided by The Property Ombudsman: 08218195



First Floor



Ground Floor

Total Area: 130.7 m² ... 1407 ft²
Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		71
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	59	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	