



John  
Wood  
& Co

Coast &  
Country since 1977

Elizabeth Road, Seaton, Devon

£330,000 Freehold





## PROPERTY DESCRIPTION

**\*No Chain\*** An appealing three bedroomed semi-detached family home, in a very convenient location for the primary school, town centre, restaurants, cafe's, beach and seafront. Constructed with colour washed rendered elevations under an interlocking tiled roof, the property has the usual attributes of double glazed windows and gas fired central heating, with a recently replaced boiler.

The spacious and flexible accommodation includes; on the ground floor, entrance hall, excellent sized sitting/ dining room and a fitted kitchen, with the first floor comprising; two double bedrooms, a bathroom, and a separate WC. Stairs then lead to the second floor, where there is a large master bedroom, with an en-suite shower room.

The property benefits from onsite parking to the front, a good sized south facing enclosed garden at the rear, with a side porch, storage area and utility room.



## FEATURES

- No Chain
- Three Double Bedrooms
- Master En-Suite Shower Room
- Spacious and Flexible Accommodation
- Onsite Parking
- Sitting/ Dining Room
- Close to schools, shops and sea front
- Side Porch
- EPC Rating D





### The Property:

Part glazed front door into: -

### Entrance Hall

Recently re-carpeted stairs rising to first floor. Door to under stairs storage cupboard. Radiator.

Doors to: -

### Sitting/ Dining Room

Window to front. Double doors to rear providing access to rear garden. Two radiators.

### Kitchen

Window to rear providing views over the rear garden. Part obscure glazed door to side providing access to the rear storage area and utility room.

The kitchen has been fitted to three sides with a range of matching wall and base units. U shaped run of work surface, with Inset stainless steel sink and drainer with chrome mixer tap, with cupboards below. Inset four ring gas hob with a built in oven beneath, and extraction above. Splashback tiling to walls. Radiator.

Returning to entrance hall, stairs leading to the first floor.

### First Floor

Window to side. Door to storage cupboard. Stairs to second floor.

Doors off to-

### Bedroom Two

Window to rear providing views over the rear garden. Radiator

### Bedroom Three

Window to front. Radiator.

### Bathroom

Obscure glazed window to rear. White suite comprising: Panel bath with chrome taps and a hand held shower attachment, pedestal wash hand basin with Chrome taps. Radiator.

### WC

Obscure glazed window to side. White suite comprising close coupled WC with co-ordinating seat. Radiator

From the first floor, stairs provide access to the second floor.

### Bedroom One

Window to rear providing views over the rear garden and Elizabeth playing field. Radiator. Two doors to eaves storage. Door to: -

### En-suite Shower Room

Obscure glazed window to rear. White suite comprising: close coupled WC with co-ordinating seat, wall mounted wash hand basin with chrome taps and splashback tiling above. Walk in shower fitted with Mira electric thermostatically controlled shower. Splashback tiling to walls.

### Outside

The property is approached via a gravelled entrance drive, providing space for onsite parking.

To the side of the property, a door provides access to the side porch, storage area and utility room. At the rear of the side porch/ passageway, is a gate providing access to the rear garden.



### Rear Garden

The rear garden, which can be accessed via the doors in the sitting room, or the side gate, has areas of lawn and patio, and currently houses a large greenhouse.

The garden provides ample opportunity for outside entertaining and alfresco dining.

### Council Tax

East Devon District Council; Tax Band B - Payable 2024/25: £1,943.92 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.

### 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.

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**

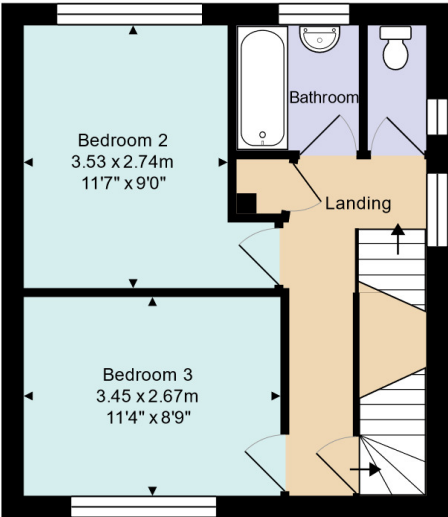
**Purchasers must obtain verification from their Legal Advisor**

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.

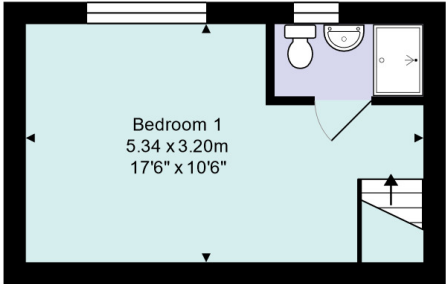
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195

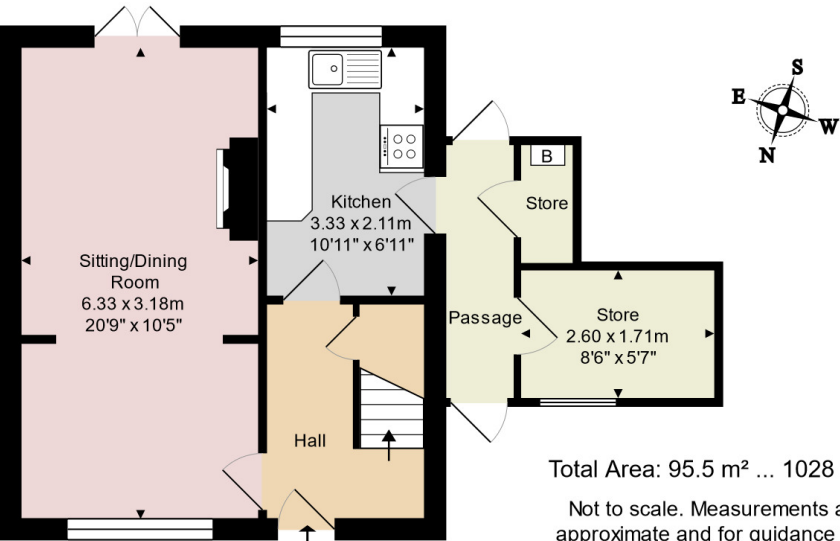
Client Money Protection provided by Propertymark: C0124251



First Floor



Second Floor



Ground Floor

Total Area: 95.5 m² ... 1028 ft²

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
EU Directive 2002/91/EC		
England, Scotland & Wales		