







## PROPERTY DESCRIPTION

A spacious and flexible three bedroomed semi-detached house, in a good location close to the Town centre, seafront, beach, cafe's and restaurants, with the benefit of onsite parking and a good sized enclosed rear garden.

The accommodation briefly comprises; on the ground floor, entrance hall with stairs to the first floor and a WC, living room, second reception room with a door to the garden, a kitchen and a side porch which houses the boiler and has a door to the garage. The first floor has two good sized double bedrooms, a third single bedroom or study and a family bathroom. Outside, there is parking to the front together with a garden, a good sized garage and an enclosed garden to the rear, which offers a good degree of privacy and provides a lovely setting for outside entertaining and al fresco dining.

The property comes to the market with no onward chain and has the usual attributes of double glazed windows and gas fired central heating.

## FEATURES

- No Onward Chain
- Three Bedrooms
- Semi-Detached Home
- Ample Onsite Parking and Garage
- Ground Floor WC
- Sitting Room
- Dining Room
- Enclosed and Private Rear Garden
- Double Glazed Windows





## ROOM DESCRIPTIONS

### The Property:-

The property is approached over a block paved entrance drive, which offers onsite parking and provides access to the single garage, the front garden, and the front door to the property.

### Ground Floor

Half obscure glazed front door into:-

### Entrance Hall

Window to side. Radiator. Stairs to first floor with under stairs storage. Door to WC, which has an obscure glazed window to side, and a white suite comprising high-level flush WC with black seat. Pedestal wash hand basin with chrome mixer tap. Radiator.

Doors off to:-

### Sitting room

Bay window to front. Two radiators.

### Dining Room

Door to rear giving access to rear garden with side windows. Radiator.

### Kitchen

Window to rear giving attractive views of the garden. Door to side porch. Door to a good sized built in pantry. The kitchen has been principally fitted to one side with a range of matching wall and base units. 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 space and plumbing for washing machine, space for fridge freezer and space for freestanding cooker.

### Side Porch

Half glazed door to rear, giving access to the garden. Door to front giving access back to the driveway. Sliding door into garage. Door to a good size storage cupboard which house is the Worcester gas fired boiler for central heating and hot water.

### First Floor

Window to side. Radiator. Hatch to roof space. Doors off to:-

### Bedroom One

Large picture window to rear. Radiator. Doors to built-in wardrobe and storage.

### Bedroom Two

Window to front. Radiator. Double doors to built-in wardrobe.

### Bedroom Three

Window to front. Radiator.

### Bathroom

Obscure glazed window to rear. White suite comprising close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. P shaped bath with chrome mixer tap and a shower attachment over with a curved shower screen. White ladder style towel rail. Full tiling to walls.

### Rear Garden

The rear garden has a large area of lawn and an area of patio and offers a delightful and private setting for al fresco dining and outside entertaining.

### Garage

Up and over door. Sliding door to side preiving access to the side porch. Electric supply.

### 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

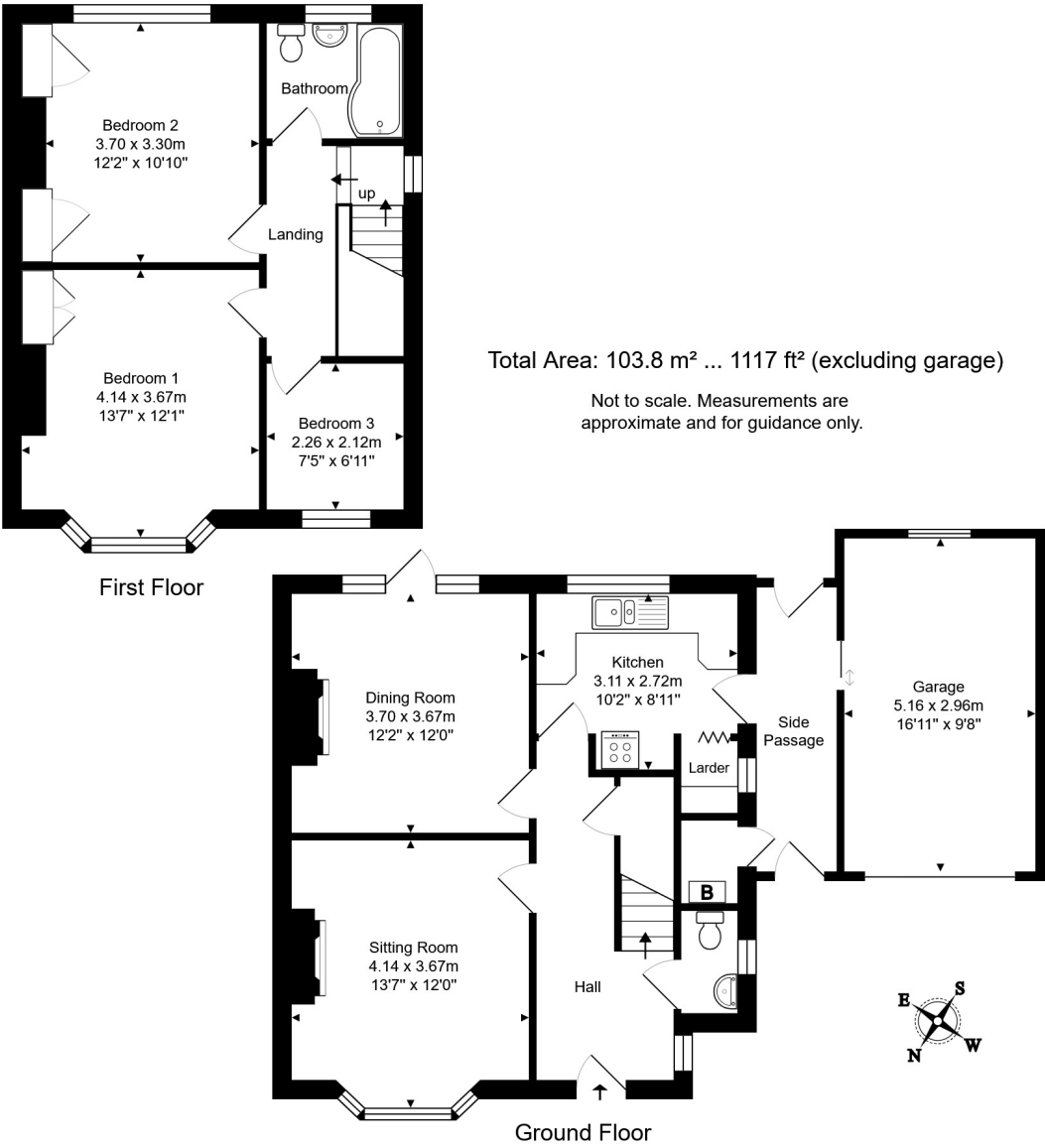
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any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



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	