

**John  
Wood  
& Co**



**Coast &  
Country since 1977**

**Eyrecourt Road, Seaton, Devon**

**£499,500 Freehold**





## PROPERTY DESCRIPTION

**\*No Chain\*** A rare opportunity to purchase a substantial split level detached house, for updating and improvement. The house at present has six bedrooms, and is in a superb location at the heart of the town centre and only a short distance from the beach and sea front.

Constructed in the 1970's, on a good sized plot, which offers ample onsite parking and an integral garage, with the property having the usual attributes of double glazed windows and gas fired central heating. Sea views are available from the living room and kitchen.

With over 1,500 square feet of accommodation, this spacious and versatile property comprises; on the ground floor, three double bedrooms, a study/ utility room, bathroom, and an integral garage. The first floor comprising; a large through living room with balcony and pleasing sea views, a kitchen/ breakfast room, second reception room or fourth bedroom, and a shower room.

The second floor at present has a further three bedrooms, but could be converted to make an excellent sized principal bedroom with an en-suite.

Offered with no onward chain, this property has been used as a successful B&B in the past, and is currently used as a second home. We feel this property would make an ideal family home, holiday home, or has holiday letting or 'Airbnb' potential.



## FEATURES

- No Chain
- Living Room with Balcony
- Six Bedrooms
- Ample Onsite Parking
- Kitchen Breakfast Room
- Detached Home
- Holiday let potential
- Integral Garage
- Two Bathrooms
- EPC Rating E



## ROOM DESCRIPTIONS

### The Property

#### Porch

11' 4" x 7' 10" (3.45m x 2.39m) Large open fronted entrance porch, with crazy paved floor provides covered seating area. Part obscure glazed front door into:-

#### Entrance Lobby

Door and steps down to garage. Obscure glazed door into:-

#### Entrance Hall

Easy rising curved staircase to first floor with wrought iron hand rail. Door to under stairs storage cupboard. Door to shelved storage cupboard. Coved ceiling, dado rail. Radiator. Laminate floor. Doors off to:-

#### Study/ Utility Room (former entrance porch).

7' 2" x 6' 8" (2.18m x 2.03m). Dual aspect with obscure glazed windows to front and side. Part obscure glazed door to front. We are informed that plumbing is available for use as a utility room.

#### Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m) including wardrobe. Dual aspect, windows to front and side. Radiator. Double built-in wardrobe cupboard.

#### Bedroom Two

12' 1" x 10' 7" (3.68m x 3.23m) including wardrobe. Large picture window to side. Radiator. Double built-in wardrobe cupboard.

#### Bedroom Three

12' 3" x 9' 9" (3.73m x 2.97m) incl. wardrobe and door recess. Large picture window to side. Radiator. Double built-in wardrobe cupboard.

#### Bathroom

Obscure glazed window to side. White suite comprising; panel bath with wall mounted mixer tap, thermostatic shower over and folding shower screen. Vanity sink in laminate surround with cupboards beneath. Close-coupled WC with co-ordinating seat. Fully tiled walls. Ceramic tiled floor.

Returning to entrance hall, easy rising stairs to:-

#### First Floor

Window to side giving views towards Haven Cliff. Stairs to second floor with understairs storage space. Door to airing cupboard with fitted slatted shelves. Glazed door off to:-

#### Living Room

21' 5" x 12' 1" (6.53m x 3.68m). Large through dual aspect living room with double glazed window and door giving access to balcony and sea glimpses. Window to side. Feature electric wall mounted fireplace. Coved ceiling. Two radiators. Laminate floor.

#### Balcony

12' 5" x 9' 4" (3.78m x 2.84m). With town and sea views.

Returning to landing, door to:-

#### Kitchen /Breakfast Room

Max. overall 12' 2" x 11' 8" (3.71m x 3.56m). Dual aspect. Large picture window to front giving limited sea view over Lyme Bay and window to side giving views to Haven Cliff. Coved ceiling.

The kitchen breakfast room has been principally fitted to two sides with a range of matching wall and base units, with oak panel door and drawer fronts with co-ordinating handles. L-shaped run of worksurface with inset single bowl composite sink and drainer with mixer tap. Inset four ring ceramic hob. Range of cupboards and drawers beneath including; built-under double oven and grill and undercounter refrigerator. Splashback tiling with matching range of wall cupboards over including extraction over hob. Full height shelved storage cupboard. Matching large breakfast bar. Radiator. Ceramic tiled floor.

#### Sitting/Dining Room

Maximum overall 12' 2" x 9' 8" (3.71m x 2.95m) including door recess. Potential bedroom. Window to side. Lovely views towards Haven Cliff. Coved ceiling. Radiator.

#### Shower Room

Obscure glazed window to side. White suite comprising; large walk-in shower cubicle with thermostatic shower and glazed sliding shower door. Pedestal wash hand basin with chrome taps. Close-coupled WC. Downlighters to ceiling. Full tiling to walls. Radiator. Open tread staircase rises to:-

#### Second Floor

Sliding door to shelved storage cupboard. All rooms on this floor have restricted ceiling height. Doors off to:-



#### Bedroom Four

11' 3" x 9' 7" (3.43m x 2.92m) including wardrobe. Window to side. Built-in wardrobe cupboard. Chest of drawers. Spotlights to ceiling and wall mounted spotlight.

#### Bedroom Five

12' 4" max. x 5' 6" (3.76m x 1.68m) including wardrobe. Window to side. Built-in wardrobe and chest of drawers. Spotlights to ceiling.

#### Bedroom Six

9' 9" x 5' 5" (2.97m x 1.65m) including wardrobe. Window to side. Built-in wardrobe cupboard. Spotlights and wall mounted shelves.

Returning to entrance lobby, door into:-

#### Garage

16' 10" x 11' 9" (5.13m x 3.58m) narrows to 8' 5" (2.57m). Up and over door. Wall mounted shelves with gas meter. Large wall mounted Ariston gas fired boiler for central heating and hot water. Wall mounted and overhead strip light and a consumer control unit. Steps up to entrance lobby.

#### Outside

The property is approached over a tarmac entrance drive which provides off site parking and turning area and also gives access to the garage. At the rear of the drive steps rise up to the covered veranda entrance porch. There is a U-shaped area of grass adjacent to the veranda porch retained at higher level by a stone sloping wall. At the far corner of the lawn is a metal gate and a cast stone screen, which gives onto a large side patio backed by a high stone wall with a raised gravel bed at the rear.

A paved concrete path leads round to the rear of the property where there is a steel storage shed. The path then continues round to the far side where there is a further concrete patio, a clothes drying area which finally leads round to the secondary front door, which now gives access to the study/porch.

A cast stone wall fronts a further area of grass and mature planting, with steps returning round to the front driveway where there is a further gravelled parking space.

#### 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.

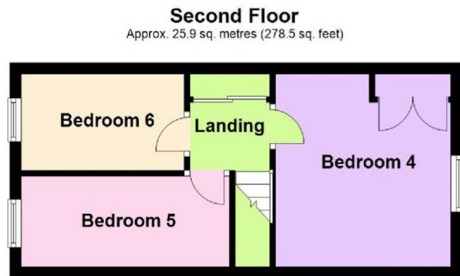
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

#### Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Total area: approx. 157.4 sq. metres (1694.2 sq. feet)  
This drawing is not to scale and is a representation only. No responsibility is taken for any errors that may result  
Plan produced using PlanUp.

