





## PROPERTY DESCRIPTION

A stylish and individually designed three/four bedroom house situated in a superb location in an elevated position on the western outskirts of the town with some lovely sea views towards Haven Cliff. Located in a quiet cul-de-sac off the Old Beer Road, the property, only a short distance from the beach at Seaton Hole, has colour washed rendered elevations under a tiled roof. The finish is to an exceptionally high standard with great attention being paid to the detailing of this outstanding family home. Notable features include a wealth of bespoke ash joinery including handmade staircase and doors, granite work surfaces to the kitchen, en suite bathrooms to two of the four bedrooms and a double garage.

The well-presented, light filled and versatile accommodation briefly comprises; on the ground floor, a special atrium style entrance hall, kitchen, utility room, separate dining room, living room, cloakroom and two good sized double bedrooms, one benefiting from an en-suite wet room. The first floor has a pleasing landing offering a lovely seating area with beautiful sea views, two good sized double bedrooms, both with super sea views, with one benefiting from an en-suite shower room and a balcony, together with a separate family bathroom.

Outside, to the front there is an excellent sized gated entrance driveway, with a super enclosed garden at the rear, benefiting from a double garage, and complete privacy. The gardens and grounds offer excellent scope for extending the property, subject to any necessary consents, and makes a peaceful and delightful setting for outside entertaining and al fresco dining.



## FEATURES

- No Onward Chain
- Stunning Sea and Coastal Views
- Four Double Bedrooms
- Close To Town Centre, Shops and Restaurants
- Two En-suites
- Detached Dormer Style Bungalow
- Close to Beach and Sea Front
- Separate Dining Room
- Ample Onsite Parking
- Double Garage





## ROOM DESCRIPTIONS

### The Property: -

The property has the usual attributes of double glazed windows and gas fired central heating, and is approached over a gated tarmac entrance drive, which provides ample onsite parking, access to the front garden, and vehicle access to the side leading to the double garage and the extremely private rear garden.

### Ground Floor

A very special and light filled atrium style entrance hall has doors off to the sitting room and the kitchen, with access through to the dining room and two ground floor double bedrooms. From the entrance hall, a staircase provides access to the first floor accommodation.

### Sitting Room

Dual aspect with a large picture window to front and two windows to side. Feature fireplace. Radiator.

### Kitchen

Window to front. The kitchen has been principally fitted to three sides with a range of matching wall and base units with colour washed door and drawer fronts with co-ordinating handles. On one side of the kitchen, there is an L shaped run of granite work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap and cupboards beneath, including built in dishwasher and built in under counter fridge. On the opposite side of the kitchen, there is a further run of granite work surface, featuring a stainless steel range cooker with extraction above and further wall and base units.

Door to: -

### Utility Room

Dual aspect, windows to front and side. Door to rear garden. Run of work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine and space for tumble dryer. To the side, there is space for a free standing fridge freezer. Radiator. Door to built in cupboard, housing the wall mounted boiler for gas fired central heating and hot water.

### Dining Room

Large picture window to rear. Double doors providing access to the rear garden. Radiator. Doors off to: -

### Bedroom Three (Double)

Large picture window to rear giving attractive garden views. Radiator, Door to en-suite wet room, which has full tiling to walls, a pedestal wash hand basin with chrome mixer tap, close coupled WC with co-ordinating seat and a chrome ladder style heated towel rail.

### Bedroom Four (Double)/ Home Office

Window to rear. Radiator. Presently used as a study, but could be a second useful ground floor bedroom.

### Ground Floor Cloakroom

Window to front. White suite, comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap, radiator.

### First Floor

Galleried landing, with dual aspect, windows to rear and front, offering a lovely seating area taking advantage of the beautiful sea views. Radiator. Doors off to: -

### Bedroom One (Double)

Dual aspect, with two Velux windows to the side, offering pleasing Haven Cliff and sea views, and a balcony to the front which provides outstanding sea views. Eaves storage. Radiator. Part restricted head height.

Door to en-suite shower room, which is fitted with a white suite, comprising; corner shower cubicle with sliding curved doors, a vanity style wash hand basin with chrome mixer tap and cupboards and drawers beneath. Close coupled WC with co-ordinating seat, and a chrome ladder style heated towel rail.

### Bedroom Two (Double)

Dual aspect, with a window to the rear offering pleasing garden views and a window to the front preising delightful sea views. Radiator. Part restricted head height.

### Family Bathroom

Window to rear overlooking rear garden. White suite, comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap, corner bath with chrome taps and a hand held shower attachment. Part tiling to walls. Chrome ladder style heated towel rail. Part restricted head height.

### Gardens and Grounds

The property is situated in approximately three quarters of an acre, and benefits from ample onsite parking, a landscaped front garden, a double garage, and an enclosed rear garden, with areas of lawn and patio.

The rear garden offers an excellent degree of privacy, and provides a delightful setting in a peaceful and quiet location for outside entertaining and al fresco dining.

### Double Garage

Electric door. Light and power.

### Council Tax

East Devon District Council; Tax Band F - Payable 2024/25: £3,610.11 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.

### 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.

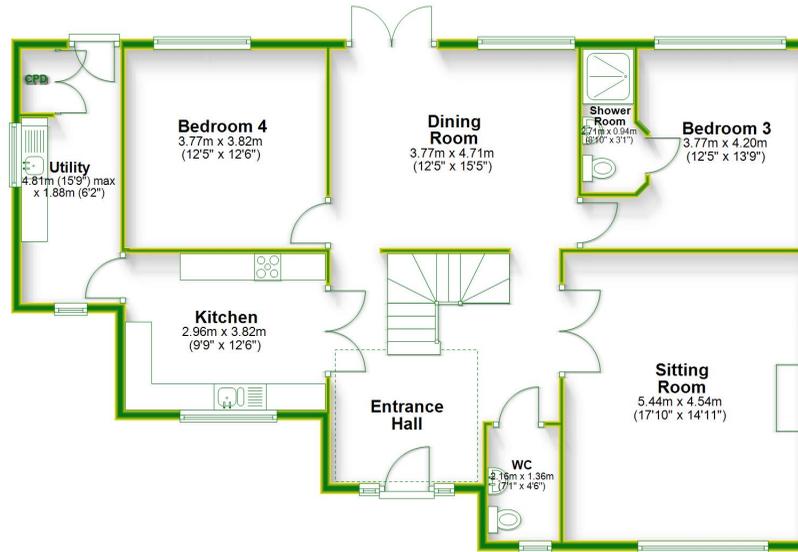
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195

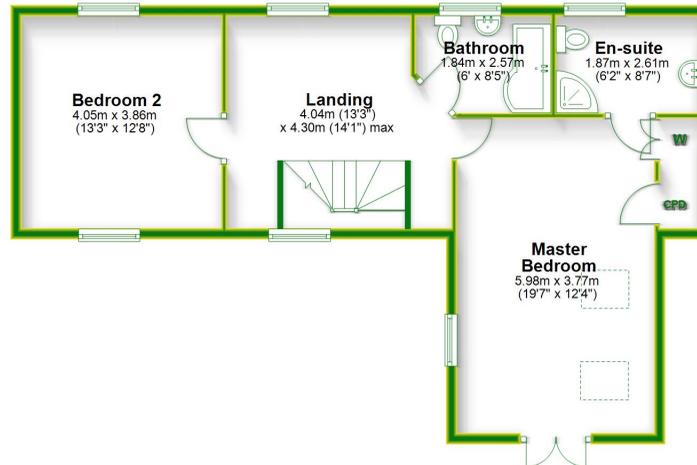
Client Money Protection provided by Propertymark: C0124251



**Ground Floor**  
Approx. 116.9 sq. metres (1258.3 sq. feet)



**First Floor**  
Approx. 66.9 sq. metres (720.2 sq. feet)



Total area: approx. 183.8 sq. metres (1978.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		49
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	