





PROPERTY DESCRIPTION

NO CHAIN

An appealing three bedroom semi-detached bungalow, located in an elevated position, in close proximity to the town centre and sea front, and only metres from a Doctors GP surgery and a local shop. The property benefits from onsite parking, spacious accommodation, front and rear gardens, a single garage, and pleasing outward views.

The property has the usual attributes of double glazed windows and gas fired central heating, with the spacious and flexible accommodation briefly comprising; conservatory/ sun room, sitting room, kitchen/ dining room, three good sized double bedrooms, family bathroom, and useful rear utility/ work space with a separate shower.

Outside, to the front, there is a drive providing onsite parking, leading to a single garage, and two areas of lawn. The rear of the property, there is an enclosed garden, offering a good degree of privacy, with areas of lawn and patio, a shed and lovely outward countryside views.

The property is presented in good order throughout, but would now benefit from some internal re-decoration and updating. The property could be reconfigured, should any prospective purchaser wish to do so, creating a large open plan kitchen dining room living space, and still remain a spacious three bedroom bungalow.

The property is sold with no onward chain, and would make an ideal family home, second home or buy to let investment opportunity.

FEATURES

- No Chain
- Semi Detached Bungalow
- Single Garage
- Onsite Parking
- Three Double Bedrooms
- Front and Rear Gardens
- Sun Room/Conservatory
- Kitchen / Dining Room
- Requires modernisation/ Updating





ROOM DESCRIPTIONS

The Property:

Part glazed front door leading into: -

Conservatory/ Sun Room

Glazed to two sides, door and step up to: -

Inner Hall

Radiator. Hatch to roof space.

Doors off to: -

Sitting Room

Two windows to front. Picture rail. Three Radiators. Fitted gas fire.

Kitchen/ Dining Room

Window to side. Internal window and door to rear utility/ work area and shower room.

Coved ceiling. Picture rail.

The kitchen has been fitted to two sides with a range of matching wall and base units. L shaped run of work surface with Inset single bowl sink and drainer with Chrome taps. Space for cooker, space for full height free standing fridge freezer. Space and plumbing for washing machine. Splash back tiling to walls. Door to airing cupboard with wall mounted Worcester gas fired boiler for hot water and central heating. Door to storage cupboard with shelves.

Radiator. Tiled flooring.

Bedroom One

Window to rear. Picture rail. Radiator. Vanity wash hand basin with chrome taps, cupboard beneath, wall mounted mirror above and splash back tiling.

Bedroom Two

Internal window to conservatory. Picture rail. Radiator.

Bedroom Three

Window to side. Picture rail. Radiator. Hatch to kitchen. Double doors to built in storage cupboards.

This room could be a separate dining room, or the property could be reconfigured, should any prospective purchaser wish to do so, creating a large open plan kitchen dining room living space, subject to any consents.

Bathroom

Obscure glazed window to rear. Cream suite comprising low level WC with wooden seat, pedestal wash hand basin with chrome taps. Wall mounted mirrored cupboard above. panel bath with chrome taps and a handrail. Radiator. Towel rail.

Outside

The property has vehicle access via a driveway, leading to a single garage, providing onsite parking. A path then leads to the front door of the property and into the sun room/ conservatory.

To the front of the property, is a pedestrian paved path leading to the front door, with areas of lawn either side.

To the rear of the property, steps lead up to an area of lawned garden, offering delightful far reaching countryside views. The rear garden can be accessed via the side of the property, through the garage, or from the rear workshop.

Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,027.00per 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 the title 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.

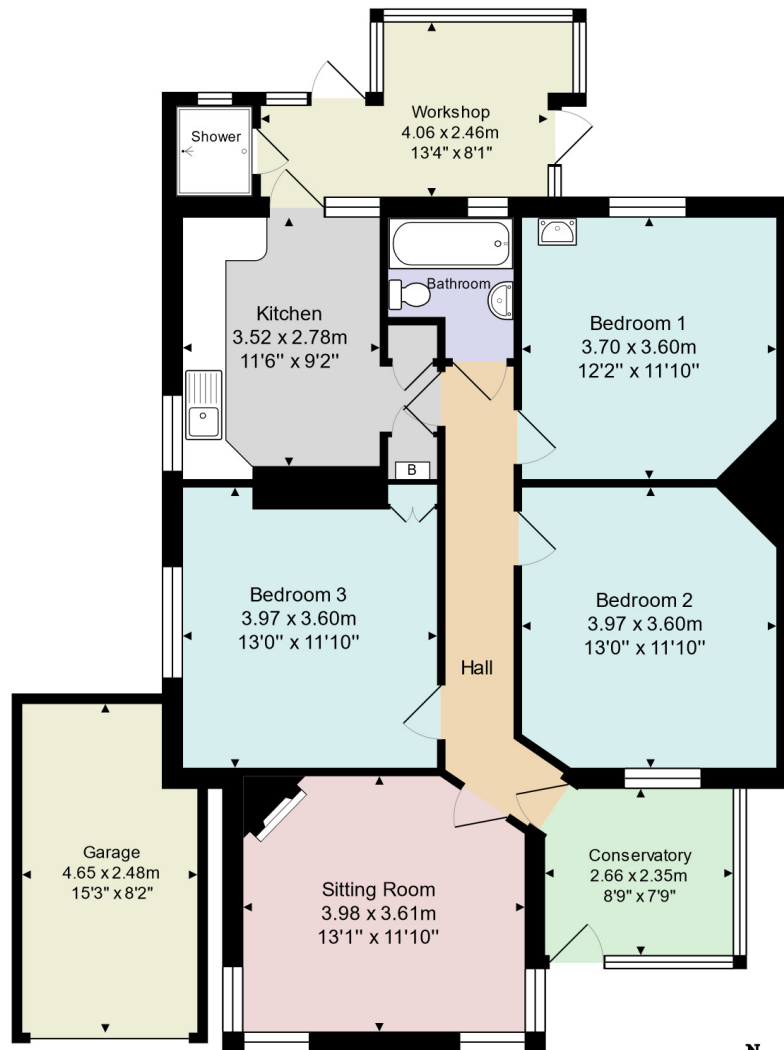
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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: 99.5 m² ... 1071 ft² (excluding garage)
 Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			