



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Wychall Orchard, Seaton, Devon**

**£285,000 Freehold**





## PROPERTY DESCRIPTION

Offered with no onward chain, this appealing two bedroomed detached bungalow is located at the end of a quiet cul-de-sac, yet within easy reach of the town centre, restaurants, shops, 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 the additional benefit of onsite parking, a single garage and views of Haven Cliff, together with sea glimpses.

The accommodation briefly comprises; entrance hall, a dual aspect living room with an attractive bay window offering sea glimpses and views of Haven Cliff and the hills surrounding Axe Valley, kitchen, utility room, two bedrooms and a bathroom. Outside, there is a courtyard style garden to the front, driveway parking, a detached single garage and a good sized enclosed garden to the rear, which offers an ideal setting for outside entertaining and al fresco dining.



## FEATURES

- No Onward Chain
- Two Bedroom Detached Bungalow
- Living Room With Log Burner
- Detached Single Garage
- Close To Sea Front and Beach
- Ample Onsite Parking
- Close To Town Centre, Shops and Restaurants
- Good Sized Rear Garden
- Light and Spacious Home
- EPC Rating D



## ROOM DESCRIPTIONS

### The Property:-

Hardwood part glazed front door into:-

### Entrance Hall

Coved ceiling. Hatch to roof space. Radiator. Doors off to living room, kitchen, both bedrooms and bathroom.

### Living Room

Dual aspect, with large picture window to side and bay window to front, offering attractive views towards Haven Cliff and sea glimpses over Lyme Bay. Feature fireplace fitted with a log burner. Coved ceiling. Radiator.

### Kitchen

The kitchen has been principally fitted to two sides with a range of matching base units. On one side of the kitchen, there is an L shaped run of work surface with cupboards beneath and on the other side, there is a further run of work surface with inset space for cooker.

Sliding door to:-

### Utility Room

Window to side with attractive Axe Valley views. Obscure glazed door to front, giving access to the gardens. Matching 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 free standing fridge freezer.

Returning to inner hall, doors off to:-

### Bedroom One

Window to side providing attractive views to the hills beyond the Axe Valley. Double mirrored sliding doors to built-in wardrobe cupboard, which houses the gas fired boiler for central heating and hot water. Coved ceiling. Radiator.

### Bedroom Two

Window to side. Double sliding mirrored doors to wardrobe cupboard. Coved ceiling. Radiator.

### Bathroom

Obscure glazed window to side. White suite, comprising; close coupled WC with co-ordinating seat, wall mounted wash hand basin with chrome taps. Bath with chrome taps and handrail. White ladder style heated towel rail.

### Outside

The property is approached over a tarmac entrance drive, which provides ample onsite parking through twin metal entrance gates. The driveway continues past the front door to the detached single garage and also leads to the enclosed rear garden.

### Garage

Colour washed masonry construction with a pitched tiled roof. Metal up and over door.

### Front Garden

The front garden is open plan and has a mixture of paving and inset plants and also offers views towards Haven Cliff and out over Lyme Bay.

The path continues round to the side giving access to the kitchen and continues to the rear garden. There is a raised flower and shrub border to the side of the entrance drive.

### Rear Garden

The rear garden has steps which rise up to a paved patio, which takes advantage of the Axe Valley and Haven Cliff views. The rear garden provides a good degree of privacy and offers a lovely setting for outside entertaining and al fresco dining.

### Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

### 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

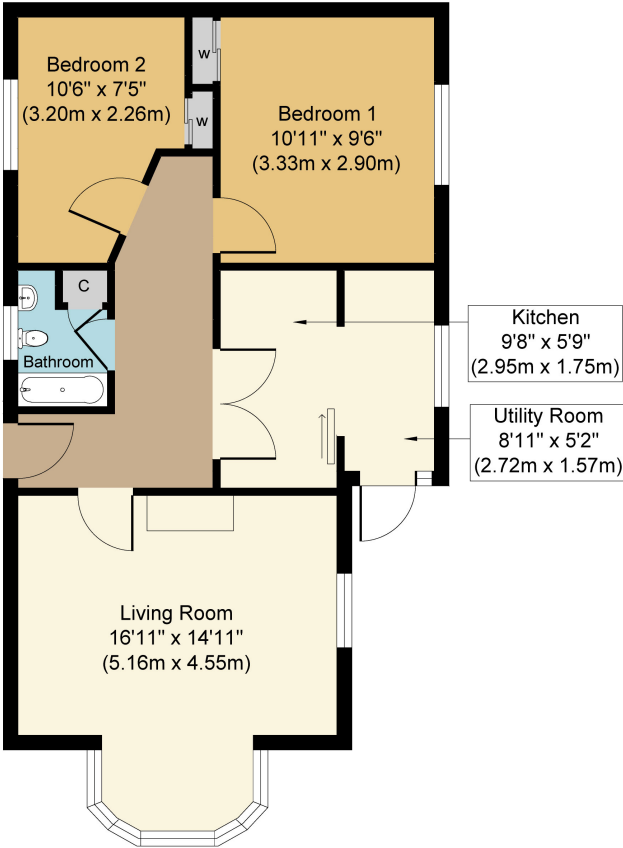
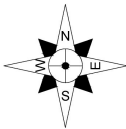
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John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Ground Floor  
Approximate Floor Area  
567 sq. ft  
(52.66 sq. m)  
Approx. Gross Internal Floor Area 567 sq. ft / 52.66 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		