





PROPERTY DESCRIPTION

No Chain A one bed roomed semi-detached bungalow, located in an excellent and convenient position, close to the Town Centre, Sea front, beach, restaurants and Cafe's.

The accommodation includes; living / dining room, large kitchen, large double bedroom and a bathroom. The bungalow also benefits from a large front garden and a parking space to the rear.

This property is in need of some general updating and modernisation, but would make an absolute ideal first purchase, second home/ holiday home or buy to let investment.

FEATURES

- No Chain
- One Bedroom
- Bungalow
- Front Garden
- Close to Town Centre, shops and amenities
- Parking to rear
- In need of refurbishment
- Close to Beach and Sea Front
- Large Kitchen
- Spacious and Bright



ROOM DESCRIPTIONS

The Property:

Front door leading onto the main accommodation.

Living/ Dining Room

Large picture window to front, overlooking the front garden. Two electric radiators.

Door to: -

Rear Porch

Half obscure glazed door to rear, providing access to the allocated parking space.

Electric Radiator.

Doors off to: -

Kitchen

Window to side. Door to airing cupboard with factory insulated hot water cylinder. The kitchen has been principally fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with Inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine and space for under counter fridge. Inset four ring electric hob, with built under oven beneath, and extraction above.

Bathroom

Two obscure glazed windows to rear. Older style pastel suite, comprising; WC, panel bath with shower attachment over and a glazed bi-folding shower screen. Vanity wash hand basin with cupboard beneath. Full tiling to walls.

Returning to living room, door to: -

Double Bedroom

Large picture window to front overlooking to front garden. Electric Radiator.

Outside

The property is approached via a pedestrian gate, leading onto a large front garden, enclosed by a brick wall.

The property can also be accessed from the rear, where there is a parking space and a rear door providing access to the property.

Charges

We are advised that there is a Service charge for the rear of the property (the parking and turning area), which is approx £25 per quarter. In addition there are charges for security lighting and insurance, which is approx £55 per quarter.

Council Tax

East Devon District Council; Tax Band A - Payable 2023/24: £1,520.24 per annum.

Seaton

SEATON DESCRIPTION

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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

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.

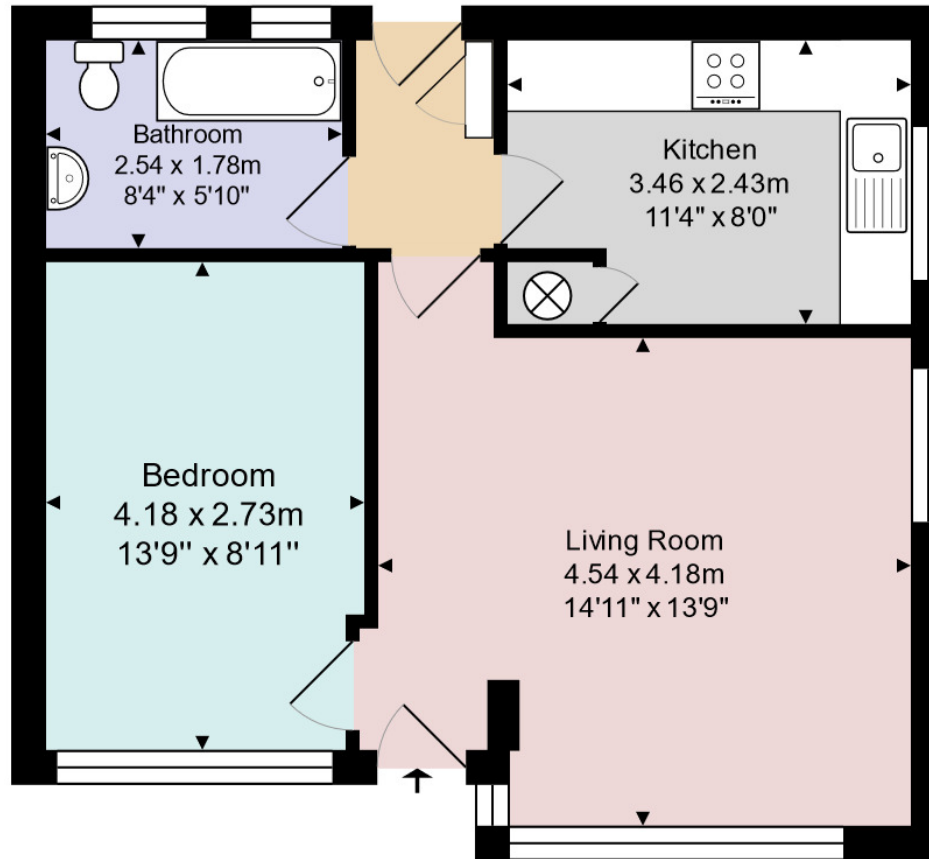
Opening Hours

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: 47.3 m² ... 510 ft²

Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			