



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Everest Drive, Seaton, Devon**

**£260,000 Freehold**





## PROPERTY DESCRIPTION

An attractive three bedroomed semi-detached home, located in a convenient cul-de-sac close to the town centre, sea front and beach. Built using non-standard construction, with colour washed rendered elevations under a tiled roof, the property has been extended and improved over the years, including a large brick fronted entrance porch, and attached garage.

The property has the usual attributes of double glazed windows and gas fired central heating, and benefits from an enclosed garden at the front, and an entrance driveway which in addition to the garage, provides onsite parking, and at the rear, there is a pleasing south and west facing garden, which features a large paved patio, a good sized area of lawn and some attractive mature planting.

The spacious, light and bright accommodation briefly comprises; on the ground floor, entrance porch, a lovely bright and light sitting room with a bay window, kitchen, a separate dining room with a door to the rear garden, together with a side porch/utility area and a shower room. The first floor has two double bedrooms, and a third single bedroom, all with built in wardrobes together with a family bathroom.



## FEATURES

- No Onward Chain
- Non Standard Construction
- Onsite Parking
- Enclosed & Private Rear Garden
- Three Bedrooms
- Semi-Detached Home
- Separate Dining Room
- Ground Floor Shower Room
- Rear Utility Porch
- Close to Town Centre, Beach and Sea Front



## ROOM DESCRIPTIONS

**The Property:**  
uPVC glazed front door into the entrance porch, with feature brick and tiled wall. Obscure glazed entrance door into: -

**Entrance Hall**  
Easy rising stairs to first floor, with under stairs storage cupboard. Radiator.

Door into:-

**Living Room**  
uPVC square bay window to front, giving attractive views to the hills beyond the Axe Valley. Feature stone fireplace, presently fitted with an electric fire. Built in storage cupboard, with glazed and open display shelves. Radiator.

Returning to entrance hall, door to: -

**Kitchen**  
Window to rear. Half obscure glazed door to rear porch with utility and shower room. Archway through to dining room.  
The kitchen has been attractively fitted to three sides, with a range of matching wall and base units with wood laminate door and drawer fronts with co-ordinating handles. U shaped run of laminate work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap. Range of cupboards and drawers beneath, including space for refrigerator and inset space for electric cooker. Laminate splashback with matching range of wall cupboards over. Further short run of work surface with further cupboards above and below. Full height unit alongside, with adjacent display shelf for microwave, with further storage cupboards. Vinyl sheet floor. Radiator.

**Dining Room**  
Patio doors to rear garden. Radiator.

Returning to kitchen, door to: -

**Rear Porch/ Utility Room with a Ground Floor Shower Room**  
Half obscure glazed door giving access to rear garden, space and plumbing for washing machine. Internal door to garage, with an electric up and over door, window to side. Space for tumble dryer and space for freezer. Door to boiler cupboard, with a wall mounted Ideal boiler for gas fired central heating and hot water, with a Drayton programmer. Wall mounted cupboard.

Door to shower room -  
Obscure glazed window to rear. White suite, comprising: close coupled WC, corner mounted wash hand basin with chrome taps, curved glazed shower cubicle, with Mira sport electric shower. Full tiling to walls. Vinyl sheet floor. Extractor fan.

**Returning To Entrance Hall**  
Stairs to first floor.

**First Floor Galleried Landing**  
Window to side. Radiator. Hatch to roof space, which has been part boarded, has a light and a descending ladder. Door to airing cupboard, with a hot water cylinder, with insulated jacket and slatted shelves.  
Doors off to: -

**Bedroom One (Double)**  
Window to front, providing lovely distant views across the River Axe to Axmouth and the hills beyond the Axe Valley. Extensive range of built in wardrobes, and chest of drawers, with mirror over. Radiator.

**Bedroom Two (Double)**  
Window to rear. Double built in wardrobe cupboard. Radiator.

**Bedroom Three (Single)**  
Window to front. Single built in wardrobe cupboard.

**Bathroom**  
Obscure glazed window to rear. Pastel suite, comprising: panel bath with chrome mixer tap, an electric shower over, and glazed folding shower screen. Concealed flush WC with adjacent vanity sink alongside, with laminate surround and cupboard beneath. Wall mounted mirror with shaver socket. Full tiling to walls. Ladder style towel rail.

**Outside**  
The front garden is retained by a block work wall and comprises an area of lawn, and a tarmac entrance drive, which provides access to the garage, the entrance porch and offers onsite parking.

There is a path to the side of the property, which provides access to the rear garden and rear porch/ utility room.

**Rear Garden**  
The rear garden is a real sun trap and is south and west facing, and comprises; a large paved patio, with steps rising up to an area of lawn which is retained at a higher level by a cast stone wall. This has a range of attractive mature planting at the rear, with a feature palm tree, with a gravelled pathway, rising up to a further paved area at the rear, with a flower and shrub border, retaining a mature hedge at the rear boundary. There is also an area of hardstanding, suitable for a garden shed.

**Council Tax**  
East Devon District Council; Tax Band C- Payable 2024/25: £2,221.61 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.

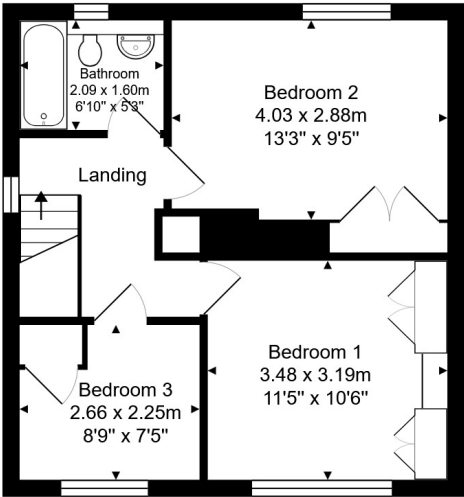
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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

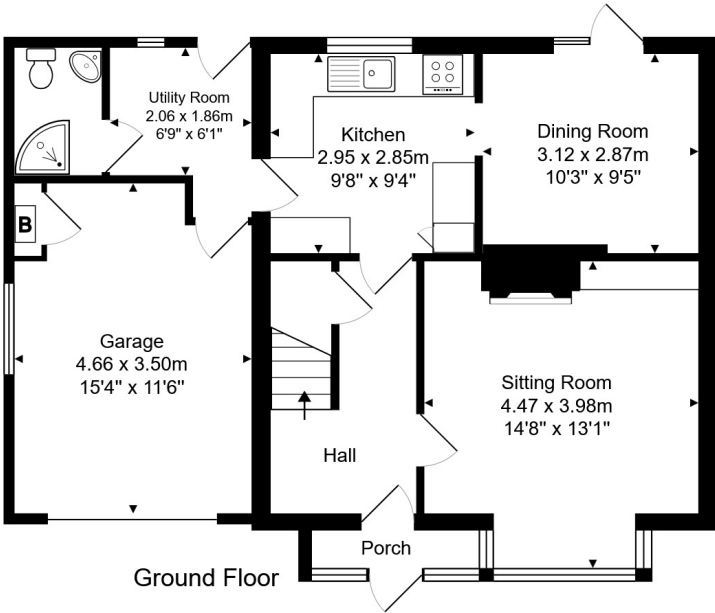


Total Area: 92.6 m<sup>2</sup> ... 997 ft<sup>2</sup> (excluding garage, porch)

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



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	59	72
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	