

**Coast &  
Country since 1977**

**Beer Road, Seaton, Devon**

**£300,000 Freehold**





## PROPERTY DESCRIPTION

A two bedroomed detached bungalow, with the usual attributes of double glazed windows and gas fired central heating, in an excellent location, close to Seaton town centre, sea front, beach cafe's and restaurants, with the benefit of onsite parking and sea glimpses.

The spacious accommodation briefly comprising; entrance porch, entrance hall, a dual aspect living room, kitchen, rear porch with a WC, a store room and a utility room, a family bathroom and two double bedrooms, both benefiting from built in wardrobes.

Outside, the property is accessed via a shared driveway, which leads to a single garage, a workshop and onsite parking. The bungalow also benefits from gardens to the side, front and rear offering a delightful setting for outside entertaining and alfresco dining.

## FEATURES

- No Chain
- In Need of Updating and Modernisation
- Sea Glimpses
- Detached Bungalow
- Close to Town Centre, Beach and Sea Front
- Two Double Bedrooms
- Bathroom & Separate WC
- Front, Side and Rear Gardens
- Onsite Parking & Single Garage
- Gas Central Heating & Double Glazed Windows





## ROOM DESCRIPTIONS

### The Property: -

The bungalow is approached over a shared tarmac entrance driveway, which leads to a parking area and a detached single garage, with a path leading to the rear door, giving access to the rear porch and a side gate giving access to the gardens.

From the bottom of the driveway, there are also steps leading to the garden and the bungalow, giving access to the front porch.

### The Bungalow

A useful entrance porch loads into a spacious entrance hall, where there are doors off to the living room, kitchen, two double bedrooms and family bathroom. From the kitchen, there is a door which gives access to the rear porch, where there is a WC, a wall mounted wash hand basin and doors to a store room and a utility room with space and plumbing for washing machine.

The bungalow is in need of some general updating and modernisation, but it does sit in a good sized plot, on one of Seaton's premier Roads with the benefit of sea glimpses.

### Details

The kitchen is fitted to two sides with an older style range of wall and base units with an L shaped run of work surface. Inset single bowl stainless steels sink and drainer with chrome taps, with cupboards and drawers beneath. Floor mounted gas fired boiler for central heating and hot water.

The bathroom is fitted with an older style pastel suite, comprising; low level flush WC, pedestal wash hand basin with chrome taps and a panel bath with a fitted shower and a shower curtain.

### Outside

The bungalow benefits from gardens to the front, side and rear, with areas of lawn and patio. The front garden is screened from the road offering a lovely private setting and providing ample opportunity for outside entertaining and al fresco dining.

### Garage and Workshop

There is a detached single garage with a workshop on the side.

### Council Tax

East Devon District Council; Tax Band E- Payable for the 01/04/2025 to 31/03/2026 financial year is £3,054.70

### 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

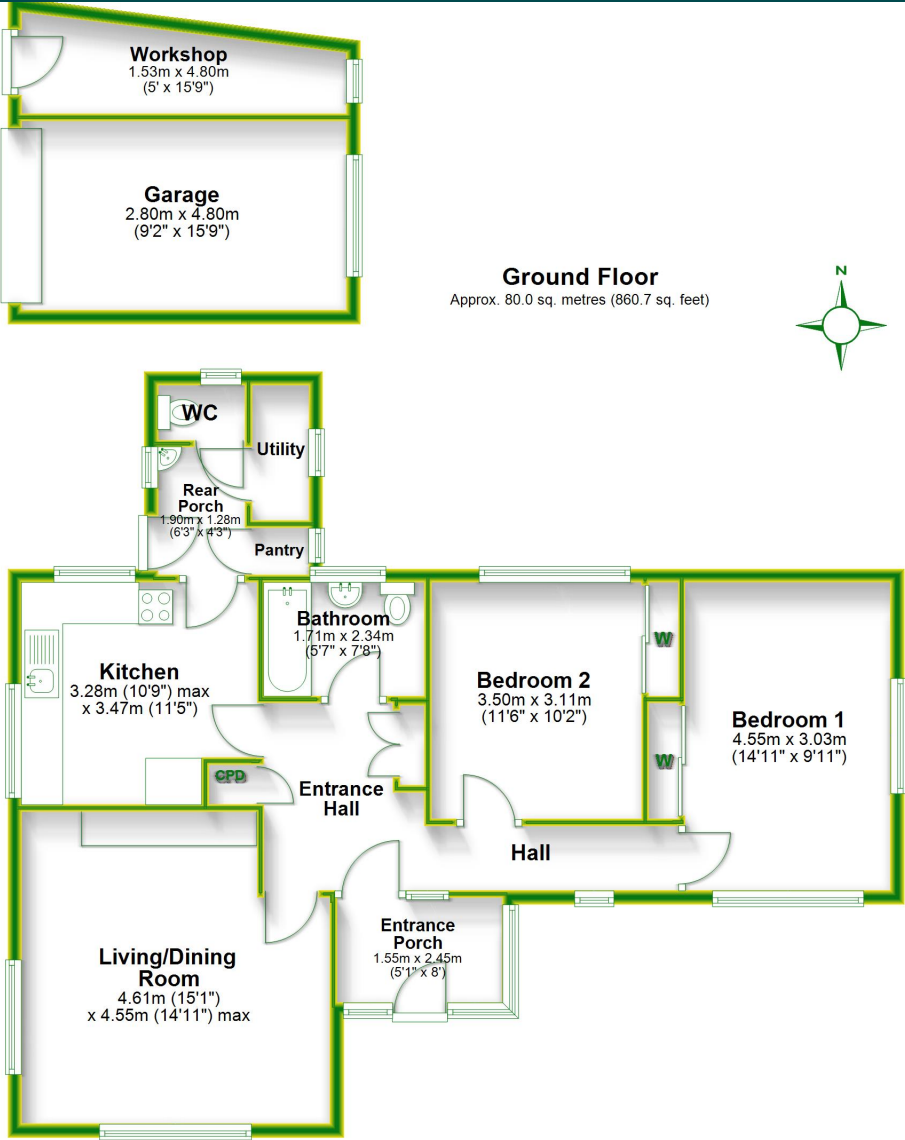
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have 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



Total area: approx. 80.0 sq. metres (860.7 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 epc solutions.co.uk  
Plan produced using PlanUp.

58 Beer Road, SEATON