

**John
Wood
& Co**



**Coast &
Country since 1977**

Augustine Close, Seaton, Devon

£495,000 Freehold



PROPERTY DESCRIPTION

A spacious and well-presented two bedroomed detached bungalow, constructed with brick elevations under an interlocking tiled roof. The property has the usual attributes of double glazed windows and gas fired central heating, and benefiting from a conservatory, ample onsite parking in addition to a garage, an en-suite shower room, and a delightful enclosed rear garden with a summer house.

The light and bright accommodation briefly comprises; entrance hall, living room, dining room/ study or a third single bedroom, conservatory, kitchen, two good sized double bedrooms, with the principal bedroom benefitting from an en-suite shower room, together with a family bathroom.

Outside, there is a good sized front garden, a driveway and a garage providing ample onsite parking, and to the rear, there is an excellent sized enclosed garden, offering an a good degree of privacy, with areas of lawn and patio, together with a shed, a summer house, and a greenhouse.

This much loved home comes to the market with no onward chain, and would make an ideal retirement bungalow, family home, holiday home or buy to let investment.



FEATURES

- No Onward Chain
- Detached Bungalow
- En-suite Shower Room
- Third Single Bedroom/ Dining Room or Study
- Two Double Bedrooms
- Light and Spacious Home
- Conservatory
- Enclosed Rear Garden
- Close to Town Centre, Beach and Sea Front
- Driveway and Garage



ROOM DESCRIPTIONS

The Property:

The property is approached over a tarmac entrance drive, which provides ample onsite parking, and leads to the garage, and an open plan front garden which has been attractively landscaped. From the drive, there is a paved path, which leads to the front door.

Entrance Hall

From the entrance hall, doors lead off the living room, the kitchen, dining room/ study/ bedroom three, two good sized double bedrooms and a family bathroom.

The hallway also has a hatch to the roof space, which is insulated and has a descending ladder and a light, together with a door to an airing cupboard.

Living Room

Dual aspect, with a lovely bay window to front, overlooking the front garden and a window to the side. Feature fireplace.

Kitchen

The kitchen has been principally fitted to three sides, with a range of matching wall and base units, with oak fronted door and drawer fronts. U shaped 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, and space and plumbing for dishwasher to the side. Inset for ring gas hob, with built in oven beneath and extraction above. Wall mounted gas fired boiler for central heating and hot water. Space for free standing fridge freezer. Door to side, providing access to the drive.

Two Double Bedrooms

Both bedrooms are good sized doubles, with the principal bedroom benefiting for a range of built in wardrobes, and an en-suite shower room, which comprises; a white suite, with a pedestal wash hand basin, a close coupled WC and a shower cubicle with sliding glazed door.

Dining Room/ Study or Third Single Bedroom

Sliding door, providing access to the conservatory. This room is presently used as dining room, but has a number of useful uses, including a single third bedroom, or a home office.

Conservatory

Glazed to three sides, with a door to the rear garden.

Family Bathroom

White suite, comprising; a pedestal wash hand basin, a close coupled WC, a panel bath with chrome taps, a shower attachment over and a glazed shower screen.

Rear Garden

The rear garden can be accessed from the garage, the conservatory, or a side gate, and offers a delightful space for outside entertaining and al fresco dining, with a summer house, a shed and a greenhouse, with a large area of lawn, a good sized patio area, and an area of gravel, offering various seating opportunities.

The rear garden has been attractively landscaped, and makes a superb setting for this charming property.

Garage

Electric roller shutter door. Door to rear, providing access to the garden, Light and power.

Council Tax

East Devon District Council; Tax Band E - Payable 2024/25: £2,920.20 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.

Schooling

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

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

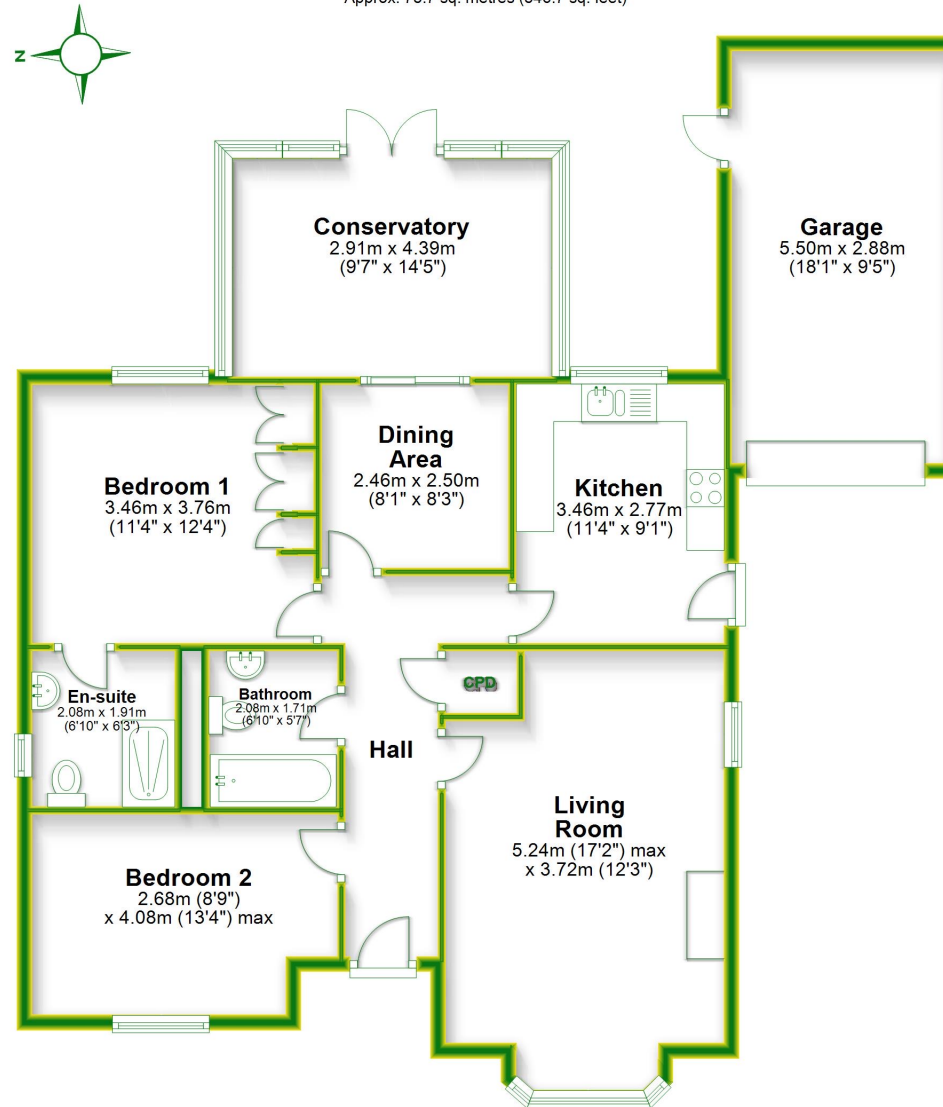
Monday to Friday 9am - 5:30pm and Saturday 10am - 2pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251

Ground Floor

Approx. 78.7 sq. metres (846.7 sq. feet)



Total area: approx. 78.7 sq. metres (846.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			