



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Thornfield Close, Seaton, Devon**

**£330,000 Freehold**



## PROPERTY DESCRIPTION

An appealing and much improved two bedroomed detached bungalow, located in a convenient level position for the town centre and sea front benefiting from a garage, ample onsite parking, a stylishly fitted kitchen/ breakfast room, and an attractively designed enclosed rear garden.

The spacious and light filled accommodation briefly comprises; entrance porch, entrance hall, sitting room, kitchen/ breakfast room, conservatory, two good sized double bedrooms, and a re-fitted shower room. Outside, there is a long drive providing ample onsite parking, a single garage, together with a lovely enclosed garden to the rear, offering an excellent degree of privacy, and making a delightful setting for outside entertaining and al fresco dining.

This property is considered 'non-standard' construction, and was built with a steel frame, and has been improved by the current vendors, but would still benefit from a little further updating and re-decoration.



## FEATURES

- Detached Bungalow
- Ample OnSite Parking
- Two Double Bedrooms
- Bright and Spacious
- Super Rear Garden
- Stylishly Fitted Kitchen/ Breakfast Room
- Light Filled Conservatory
- Stylishly Re-fitted Shower Room
- Attic Room
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property:

#### Entrance Porch

Glazed to two sides with a half obscure glazed door into: -

#### Entrance Hall

Radiator.

Doors off to.

#### Sitting Room

Large picture window to front with pleasing outward views. Radiator. Feature electric coal effect fire with timber around stairs up to attic room. Cove ceiling

#### Kitchen/ Breakfast Room

Door and window to side providing access to driveway and garage. The kitchen is stylishly fitted to three sides with a range of matching wall and base units . L shaped run of work surface with inset stainless steel sink and drainer with mixer tap with cupboard beneath. Further short run of worksurface with cupboards beneath including space and plumbing for washing machine. On the other side of the kitchen, is a further run of worksurface with cupboards beneath, inset ring gas hob with extraction over. Full height unit incorporating microwave and double oven and grill. Wall mounted Worcester boiler for gas fire central heating and Hot water.

Half obscure glazed door to rear giving access to: -

#### Conservatory

Glazed to three sides with pleasing views of the attractively landscaped garden. Two radiators. Door to garden.

Returning to entrance hall.

#### Inner Hallway

Door to Cupboard. Doors off to: -

#### Bedroom One

Window to front. Radiator. Extensive range of built-in wardrobes and cupboards.

#### Bedroom Two

Window to rear providing attractive garden views. Radiator.

#### Shower Room

Obscure glazed window to rear. Stylishly fitted white suite, comprising: pedestal wash hand basin with chrome mixer tap, close coupled WC with co-ordinating seat. Large corner shower cubicle with sliding curved doors. Chrome ladder style towel rail. Full tiling to walls. Radiator.

#### Attic Room

The attic room is accessed via steps from the living room, with eaves storage and four Velux windows. This room is light filled and would make an excellent study or hobbies room.

#### Outside

The property is approached via a tarmac entrance drive, providing ample onsite parking. To the front of the bungalow, there is an attractively landscaped garden, with steps leading up to the entrance porch.

The remainder of the entrance drive is gated for security and privacy, and leads to the garage, a timber gate providing access to the rear garden and a side door, leading into the kitchen.

#### Rear Garden

The garden can be accessed via the conservatory or the timber gate off the drive, and has been attractively landscaped, mostly with areas of gravel and patio for ease of maintenance, with raised flower beds.

This truly delightful garden, offers an excellent degree of privacy, and makes a beautiful setting for outside entertaining and al fresco dining.

#### Garage

Up and over door, with a door to the side.

#### Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,123.78 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.

#### 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		69	82
EU Directive 2002/91/EC			