





PROPERTY DESCRIPTION

An exceptional and beautifully presented four bedroomed detached split level bungalow, with the benefit of stunning views, a double garage, onsite parking on the driveway, and a good sized terraced garden to the rear, which takes maximum advantage of the superb views and offers a delightful setting for outside entertaining and al fresco dining.

The spacious, light and versatile accommodation briefly comprises; entrance hall with a useful boot room and steps leading up to the landing area which offers ample opportunity for a study/ desk area, an excellent sized dual aspect open plan living/ dining room/ kitchen, with a stylishly fitted kitchen, a charming log burner and stunning views, three double bedrooms, one with the benefit of a stylishly fitted en-suite shower room and one with a Juliet balcony which takes maximum advantage of the superb views, together with a fourth single bedroom and a stylishly fitted family bathroom. All of the bedrooms benefit from double doors which give access to the gardens, which is a lovely unique feature.



FEATURES

- Beautiful Village Location
- Detached Four Bedroomed Split Level Bungalow
- Walking Distance to Seaton's Beach
- Attractively Landscaped Terraced Garden
- Stunning Views Over Axe Valley & The Estuary
- Open Plan Living Kitchen Dining Room
- Log Burner and Stylishly Fitted Kitchen
- Double Garage & Ample Onsite Parking
- En-Suite Shower Room
- Presented To an Exceptional Standard





ROOM DESCRIPTIONS

The Property: -

This beautiful property has the usual attributes of gas fired central heating and double glazed windows and is approached over a tarmac entrance drive, which provides onsite parking and gives access to the double garage.

To the right of the driveway, there are steps which rise up to a terrace, which gives access to the property, a log store and steps which leads to the terraced rear garden.

Entrance Hall

The entrance hall is lovely and bright and has a useful boot room, stairs which lead up to the landing area and a door to the open plan living/ dining room/ kitchen.

Open Plan Living/ Dining Room/ Kitchen

The living area offers an excellent sized living room, a dining area and a stylishly fitted kitchen, with an inset one and a half bowl sink and drainer with chrome mixer tap, inset five ring induction hob, built in double oven, built in fridge and built in dishwasher.

The living room area has a charming corner log burner installed and takes full advantage of the superb Axe Valley and Estuary views.

Study Landing

From the entrance hall, stairs lead up to a study landing area, where there are doors to four bedrooms and a family bathroom.

Bedrooms and Bathrooms

The property benefits from three good sized double bedrooms, with one benefiting from a stylishly fitted en-suite shower room, and one with a Juliet balcony which takes maximum advantage of the superb views, together with a fourth single bedroom and a stylishly fitted family bathroom. All of the bedrooms benefit from double doors which give access to the gardens, which is a lovely unique feature.

En-Suite Shower Room

The en-suite shower room is stylishly fitted with a white suite and comprises; close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboard beneath, a good sized shower cubicle and underfloor heating.

Family Bathroom

The family bathroom is stylishly fitted with a white suite and comprises; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap, a good sized corner shower cubicle, a panel bath and underfloor heating.

Terraced Rear Garden

The rear garden can be accessed by the steps to the side of the front terrace, all four bedrooms or from the door in the kitchen. The terraced garden has steps leading up to a gravelled seating area, with steps continuing to a large area of lawn, which takes maximum advantage of the superb valley and estuary views. The lawn area also has a BBQ area, and a decked area with a charming pergola offering a delightful setting for outside entertaining and al fresco dining.

Double Garage

Up and over door. Double sink with hot and cold water. Light and power.

Council Tax

East Devon District Council; Tax Band E- Payable for the 01/04/2025 to 31/03/2026 financial year is £3,091.54

Axmouth

Axmouth is a delightful village located on the River Axe estuary and only a short level distance from the Jurassic Coast and the sea front and beach in Seaton.

This charming village has numerous period properties and two excellent pubs; The Harbour and The Ship Inn.

Axmouth is ideally located for easy access to the facilities of Seaton, Lyme Regis and Sidmouth.

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



Approx. Gross Internal Floor Area 1604 sq. ft / 149.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			