

**John  
Wood  
& Co**



**Coast &  
Country since 1977**

**Barnards Hill Lane, Seaton**

**£450,000 Freehold**



## PROPERTY DESCRIPTION

A beautifully presented two bedroomed detached bungalow, located in an excellent position for the Town Centre, shops, restaurants, Sea front and beach, benefiting from a garage, a stylish kitchen/ dining room, a sitting room with a log burner, a lovely enclosed rear garden, with pleasing outward views and ample onsite parking.

The spacious accommodation briefly comprises; entrance porch, entrance hall, sitting room with a log burning stove, stylishly fitted kitchen/ dining room, two good sized double bedrooms, and a family shower room. Outside, there is a drive to the front, providing onsite parking, an single garage with a WC and a utility area, together with a lovely enclosed garden to the rear, with areas of lawn, patio, and an attractive decked area offering a delightful space for alfresco dining and outside entertaining.

## FEATURES

- No Onward Chain
- Detached Bungalow
- Stylishly Fitted Kitchen/ Dining Room
- Beautifully Presented Throughout
- Sitting Room With Log Burner
- Stylishly Fitted Shower Room
- Pleasing Outward Views
- Two Double Bedrooms
- Enclosed Rear Garden
- On Site Parking





## ROOM DESCRIPTIONS

### The Property:

Half glazed door into entrance porch, which is glazed to two sides, with a half obscure glazed door into the entrance hall and the main accommodation.

### Entrance Hall

Radiator. Hatch to Roof Space. Doors off to: -

### Sitting Room

Dual aspect, large picture window to front and window to side. Coved ceiling. Radiator. Attractive fireplace, fitted with a log burner.

### Kitchen/ Dining Room

Window to rear, providing attractive garden views and views over towards Haven Cliff, with a part glazed door providing access to the gardens, and a lovely decking area, which offers a delightful space for outside entertaining and al fresco dining.

The kitchen has been stylishly fitted to three sides, with a range of matching wall and base units with laminate door and drawer fronts. L shaped run of run work surface, with inset composite sink and drainer with chrome mixer tap, with cupboards beneath, including built in dish washer and washing machine. Inset four ring electric hob, with drawers beneath, and cupboards over, including extraction.

Full height unit, incorporating built in double oven and grill, and built in fridge freezer with further storage.

### Bedroom One

Window to rear, overlooking garden and again providing pleasing outward views over towards Haven Cliff. Doors to built in wardrobes. Coved ceiling. Radiator.

### Bedroom Two

Window to front, coved ceiling. Radiator.

### Shower Room

Obscure glazed window to rear. The shower room has been attractively fitted with a vanity style wash hand basin, with with chrome mixer tap, with cupboards beneath, and a built in WC. Large walk in shower cubicle. with a glazed screen. Chrome ladder style towel rail.

### Outside

The property is approached over a recently re-surfaced resin drive, which provides access to the garage, the front garden and the entrance porch.

### Front Garden

The front garden has been attractively landscaped, and is mainly laid to lawn, and is edged by mature plants and hedging.

### Rear Garden

The rear garden can be accessed via gates at either side of the property, or via a door in the kitchen. The left hand side access, has a shed, a wood store and a bin storage area.

The garden has various areas of lawn, gravel and steps up to an area of decking, with a door leading back into the kitchen. The garden also benefits from a summer house and access to the garage, and offers lovely views towards Haven Cliff and makes a delightful setting for outside dining and al fresco dining.

### Council Tax

East Devon District Council; Tax Band D - Payable 2023/24:£2,389.26 per annum.

### General Information

Mobile Availability at the property: Please follow this link to check the mobile availability at the property: Postcode: EX12 2TG

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband Availability at the property: Please follow this link to check the broadband connection

and possible speeds availability at the property: Postcode: EX12 2TG

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Energy Performance Certificate (EPC)

Please follow the link below, to review the current EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0733-2852-7656-9995-2831>

### Utilities:

We are advised that all mains services are connected, including Water, gas, electricity, sewerage and telecommunications .

### 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.

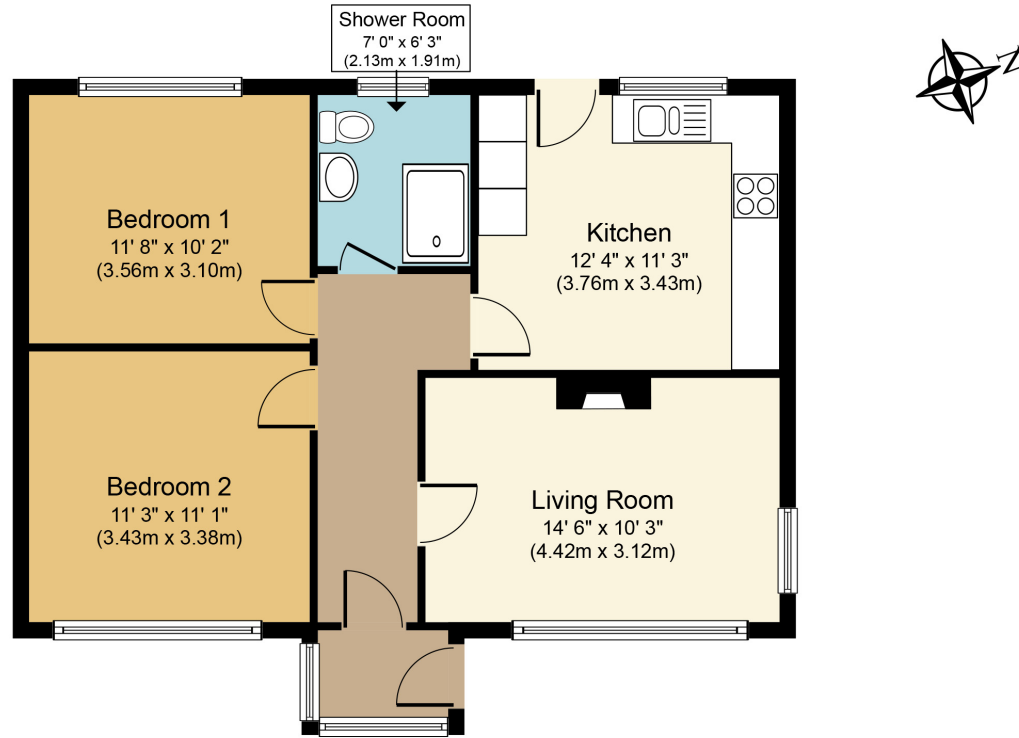
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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



**Ground Floor**  
**Approximate Floor Area**  
**746 sq. ft.**  
**(69.3 sq. m.)**

**Approx. Gross Internal Floor Area 746 sq.ft. (69.3 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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		EU Directive 2002/91/EC	