







## PROPERTY DESCRIPTION

A well presented three bedroomed detached bungalow, of steel frame construction, occupying a good sized south facing plot, ideally located in a cul-de-sac position yet within easy reach of Beer Road, Seaton town centre, the sea front and beach and bus routes. The light filled bungalow benefits from onsite parking, a garage and an enclosed rear garden.

The front garden has areas of lawn and flower and shrub borders, and the block paved entrance drive, provides ample onsite parking. At the side of the bungalow, there is an attached garage, which does require some updating and improvement. The bungalow itself comprises; a good sized living room at the rear, conservatory, a galley kitchen, two excellent sunny double bedrooms, one with dual aspect, and one with a range of built in mirrored wardrobes. There is a third single bedroom or study and a shower room.

The rear garden is smaller in size and has areas of lawn and patio, together with a shed, and offers the opportunity for outside entertaining and al fresco dining.



## FEATURES

- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- Utility Room with WC
- Enclosed and Private Rear Garden
- Onsite Parking
- Single Garage
- Stylishly Fitted Kitchen
- Living/ Dining Room
- Conservatory





## ROOM DESCRIPTIONS

### The Property

The bungalow has the usual attributes of double glazed windows and gas fired central heating.

The bungalow is approached over a good sized entrance drive, which offers ample onsite parking and turning space and leads to the single garage.

### Entrance Porch

Glazed to two sides with an obscure glazed door leading into the entrance hall.

### Entrance Hall

Hatch to roof space, radiator. Coved ceiling. Doors off to: -

### Living/ Dining Room

Dual aspect, with windows to the side and rear. Coved ceiling. Radiator. Feature fireplace with a fitted electric fire.

Door to: -

### Conservatory

Glazed to three sides with a sliding door providing access to the rear garden.

### Kitchen

Window to rear offering pleasing garden views. Part obscure glazed door to the side. Coved ceiling. Wall mounted Vaillant boiler for gas fired central heating and hot water. Radiator.

The kitchen is fitted to two sides with a range of matching wall and base units. On one side of the kitchen, there is a run of work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. On the other side of the kitchen, there is a further run of work surface with inset four ring gas hob with cupboards beneath and extraction over. Under counter space for fridge. Full height unit incorporating built in oven.

### Bedroom One

Large picture window to front. Coved ceiling. Radiator. Range of built in mirrored wardrobes.

### Bedroom Two

Dual aspect, with a large picture window to the front and a window to the side. Coved ceiling. Radiator.

### Bedroom Thee (Single) / Study

Window to side. Coved ceiling. Radiator.

### Shower Room

Obscure glazed window to side. Coved ceiling. White suite, comprising; vanity style wash hand basin with chrome taps and cupboards beneath, including a built in WC alongside. Corner shower cubicle with sliding curved doors. Chrome ladder style towel rail. Wall mounted mirrored cupboard.

### Rear Garden

The rear garden offers a good sized patio, with steps leading down to a lower garden which is laid to lawn. The garden provides a sunny setting for outside entertaining and al fresco dining.

### Council Tax

East Devon District Council; Tax Band D - Payable 2024/25: £2,499.31 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.

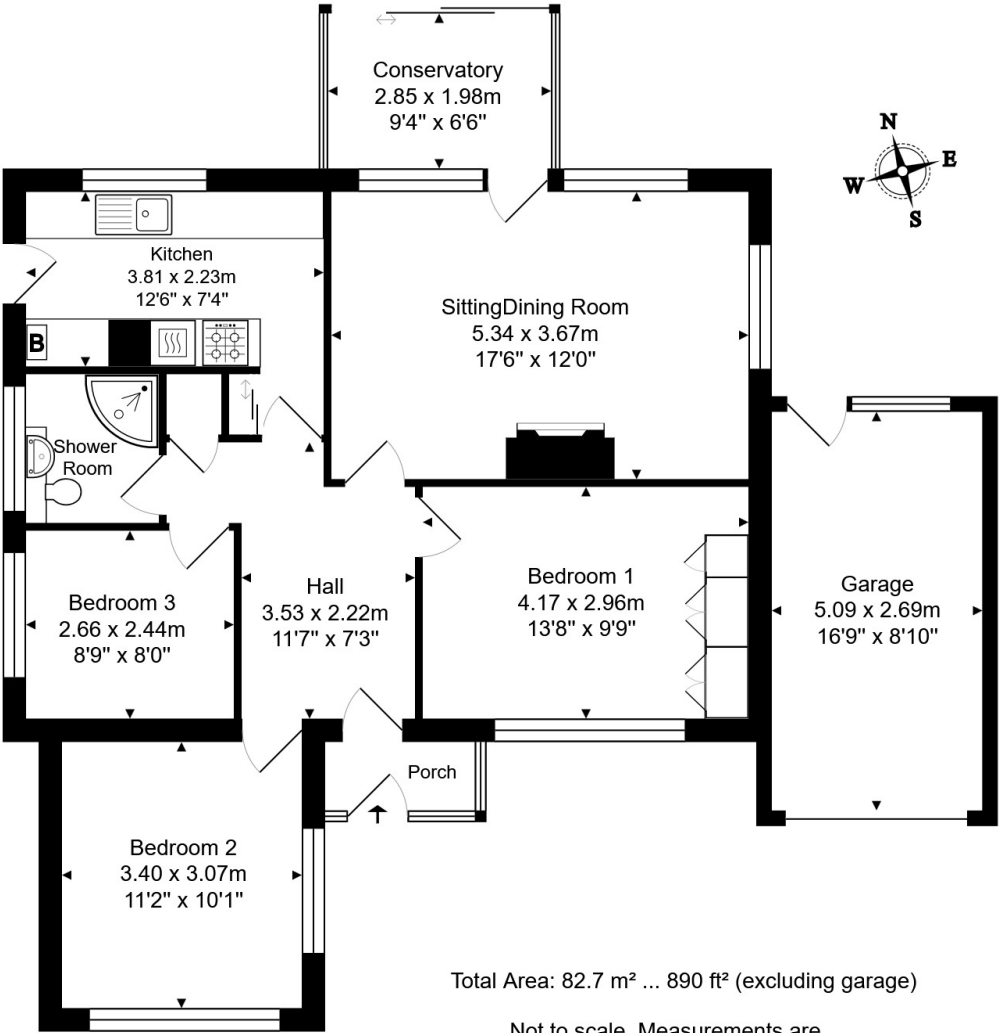
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Total Area: 82.7 m² ... 890 ft² (excluding garage)

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs			51	68
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	