



**John
Wood
& Co**

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Macwood Drive, Seaton, Drive

£475,000 Freehold



PROPERTY DESCRIPTION

A well-presented three bedroom detached bungalow, built in 1979 to an individual design and located in a quiet cul-de-sac, with good sized gardens and a range of countryside and sea views.

Constructed with colour washed rendered elevations under an interlocking tiled roof, the property has the usual attributes of double glazed windows and gas fired central heating and features spacious and flexible accommodation comprising; entrance hall, living room, separate dining room, conservatory, kitchen breakfast room, utility room, family bathroom and principal bedroom en-suite on the ground floor. The first floor comprises two further bedrooms, one with en-suite WC. Outside the gardens and grounds have been attractively landscaped and feature; a range of delightful colourful planting, good sized greenhouse, timber storage shed and ample onsite parking.

FEATURES

- Sea View
- Living Room
- Dining Room
- Conservatory
- Kitchen Breakfast Room
- Utility Room
- 3 Double Bedrooms
- Garden
- Parking
- EPC Rating D





ROOM DESCRIPTIONS

The Property:
uPVC front door into:-

Entrance Hall/Utility Area
Cottage style door to utility room.

Utility Room
Window to side. Vaillant gas fired boiler for central heating and hot water. Space for fridge freezer. Space and plumbing for washing machine. Space over for tumble dryer. Second door to utility area.
Returning to entrance hall, step up and half glazed door into:-

Kitchen/Breakfast Room
Large picture window to side gives attractive garden view. The kitchen has been fitted principally to two sides with a range of matching wall and base units with oak door and drawer fronts with stainless steel handles. L-shaped run of work surface with inset one and a half bowl stainless steel sink and drainer with mixer tap. Inset four ring Hotpoint gas hob. Range of cupboards and drawers beneath including built under Neff fan assisted oven and grill. Space and plumbing for dishwasher. Splashback tiling. Matching range of wall cupboards over including extraction over hob. Full height pull out larder storage cupboard.

On the opposite wall is a matching run of work surface forming a breakfast bar with matching splashback tiling above and glazed display cupboards over with a further shelved storage cupboard alongside. Coved ceiling with striplight. Radiator. Vinyl sheet floor. Panel door through to **larder** with window to front. Range of storage shelves and consumer control unit. From the kitchen, panel door through to:-

Inner Hall
The original entrance hall. Glazed door and matching side windows into former entrance porch with uPVC obscure glazed door and matching side window. Please note this could be used as a main access again if required. Easy rising stairs to first floor. Door to built in shelved storage cupboard. Panel doors off to:-

Living Room
Dual aspect. Windows to front and side. The side window giving attractive views towards the hills beyond the Axe Valley. Feature fireplace with carved marble surround and hearth. Fitted with an electric fire. Coved ceiling. Radiator.

Dining Room
Window to side. Sliding patio doors to conservatory. Radiator.

Conservatory
Glazed to two side providing attractive garden views and sea glimpses. Sliding patio doors to rear garden. Polycarbonate roof with roof blinds. Two wall lights. Laminate floor.
Returning to entrance hall, door to:-

Family Bathroom
Obscure glazed window to side. The bathroom has been stylishly refitted with a white suite comprising panel bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with chrome taps and close coupled wc with coordinating seat. Attractive stone effect tiling to three walls. Wall mounted mirror cupboard. Radiator. Vinyl sheet wood effect floor. Further door to:-

Bedroom One
Window to side. Radiator. Extensive range of built in wardrobe cupboards with mirrored doors. Door to:-

En-Suite Shower Room
Obscure glazed window to side. Fitted with white suite comprising large walk in shower cubicle fitted with a Mira thermostatic shower. Pedestal wash hand basin with chrome taps. Close coupled WC with coordinating seat. Full tiling to walls with extraction and shaver socket. Radiator. Vinyl sheet floor.
Returning to entrance hall, easy rising stairs to:-

Study Landing
Door to eaves storage area. Doors to:

Bedroom Two
Part restricted ceiling height. Large velux roof light to side gives outstanding panoramic views over the Axe Valley, Haven Cliff and sea views out over Lyme Bay. Double doors to built in wardrobe cupboard. Door to eaves storage area. Radiator. This bedroom opens up to a dressing area and round to the en suite.

Dressing Area & En-Suite
Velux roof light. White suite comprising close coupled WC with co-ordinating seat. White bowl on stand with chrome mixer tap on a timber work surface with cupboards beneath. Please note this En Suite could easily be divided from bedroom two if required and has the space for the installation of a shower cubicle.

Bedroom Three
Part restricted ceiling height. Window to rear provides views over the town to Lyme Bay. Radiator. Door to eaves storage area.

Outside
The property is approached over a tarmac entrance drive which provides parking for a number of vehicles with an additional parking space at the side of the property and a timber gate at the rear giving access to the side and rear garden.

The front garden has been delightfully planted with a range of attractive flowering shrubs and perennials including two specimen trees with a concrete path approaching the front door continuing down the other side of the property, where there is a second timber gate leading through to the side garden and former front door. The front garden has an area of lawn with a gravelled border that features a further range of mature planting at one side with the path continuing past the side gate and returning to the footpath with a fine specimen flowering lilac.

The principle side and rear gardens have been designed for ease of maintenance with meandering paths and attractive specimen planting creating a range of seating areas at various parts of the garden.

Attractive paved patio by the former front door, has a range of flowers and shrubs opposite with the path leading round to a decked area with doors to the conservatory. There are a further range of seating areas including a raised concrete patio, and a further paved patio. To one side of the paved patio is a substantial timber garden shed.

The gravelled area sweeps round to an area of lawn shaded by a specimen tree, again edged by a range of mature planting. On the far side of the garden is a substantial aluminium framed greenhouse.

The path continues round to the side garden, where there is a further area of lawn, with a gate back to the entrance drive.

The gardens provide a delightful setting for the property, and provide ample opportunity for outside entertaining and al fresco dining.

Council Tax
East Devon District Council; Tax Band E - Payable 2023/24: £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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

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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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			