





## PROPERTY DESCRIPTION

A three bedroom detached bungalow located in an elevated position on the outskirts of Seaton, and benefiting from panoramic views over the River Axe towards Axmouth. Originally constructed to a high standard by Stowford Homes with brick and part rendered elevations under an interlocking tiled roof. The property would benefit from some updating but does have leaded light and clear double glazed windows and gas fired central heating.

The accommodation includes; living room, dining room or bedroom three, two further bedrooms, kitchen and conservatory. There is an open plan garden to front, an enclosed garden at the rear with a separate single garage on block and additional onsite parking provided by the entrance drive.

## FEATURES

- Three Bedrooms
- Lovely Views
- Conservatory
- Enclosed Rear Garden
- Front Garden
- Ensuite
- Single Garage & Ample Onsite Parking
- In need of refurbishment
- EPC Rating D
- Viewing Recommended





## ROOM DESCRIPTIONS

### The Property:

Leaded light obscure glazed front door, into: -

### Entrance Hall

Coved ceiling with hatch to insulated roof space, radiator.

Door to Cloaks cupboard with hanging rail and shelf.

Door to airing cupboard with factory insulated hot water cylinder and slatted shelves.

Half glazed door through to: -

### Living Room

Dual aspect, window to front and window to side, the side window provides most appealing panoramic views over the Axe Valley. Feature open fireplace with stone surround, wooden mantle and paved hearth. Coved ceiling, radiator.

Door to: -

### Dining Room/ Bedroom Three

Presently used as a guest bedroom, but can be used as a study or a separate dining room. Window to front, Coved ceiling, radiator.

Returning to entrance hall, further doors off to: -

### Bedroom One

Plus wardrobes. Double glazed windows to side, Coved ceiling, radiator. Extensive range of triple built in wardrobe cupboards with sliding mirrored doors.

Door to: -

### Ensuite

Obscure glazed window to side, pastel suite comprising; pedestal wash hand basin with chrome taps, close couple WC with timber seat. Shower cubicle with bifold shower doors, fitted with Mira exvent shower. Full tiling to shower cubicle and half tiling to remaining walls, coved ceiling, radiator, vinyl sheet flooring.

### Bedroom Two

Plus wardrobes. Leaded light window to side providing Axe Valley views, coved ceiling, radiator. Sliding mirrored doors to double built in wardrobe cupboards with hanging rail and shelf.

### Bathroom

Obscure glazed window to suite, pastel suite comprising ; pedestal wash hand basin with chrome taps, close couple WC with timber seat. Presently fitted with sit in bath with chrome mixer tap, half tiling to walls, coved ceiling with spotlight, radiator.

Returning to entrance hall, further small pane obscure glazed door to: -

### Kitchen/ Breakfast Room

The kitchen has been principally fitted to three sides with a range of matching wall and base units with oak panel door and drawer fronts. U shape run of laminate work surface with inset single bowl stainless steel sink and drainer with mixer tap. Inset space with electric cooker, range of cupboards and drawers beneath including space and plumbing for washing machine.

Splashback tiling with matching range of wall cupboards over including glass fronted display cupboards. Extraction over cooker. Wall mounted Glow Worm glass fired boiler for central heating and hot water. Coved ceiling with spot lights, radiator, vinyl timber effect floor.

Window and half glazed door to: -

### Conservatory

Of timber construction, hexagonal in shape and double glazed to three sides with a pitched timber polycarbonate roof.

### Outside

The property is approached over a tarmac entrance drive with gives access to the garage and steps to front door. There is a ramped and slightly raised paved path that approached the front door from the front garden.

The front garden is open plan and features an area of lawn and a range of mature planting. The front garden also benefits from the Axe Valley views, and from the front door there is a sea view across Lyme Bay.

### Garage

Of brick and rendered constructed, with a pitched tiled roof. Light and Power, metal up and over door and a half glazed door to side.

### Rear Garden

Laid with paving for ease of maintenance, edged by a cast stone wall at the rear. Steps rise up to the top of Devon Bank where there is an area of grass and mature planting.

### Council Tax

East Devon District Council; Tax Band E - payable 2022/23 £2,655.78 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.

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.

### 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 the title documents and Prospective Purchasers must obtain verification from their Legal Advisor.

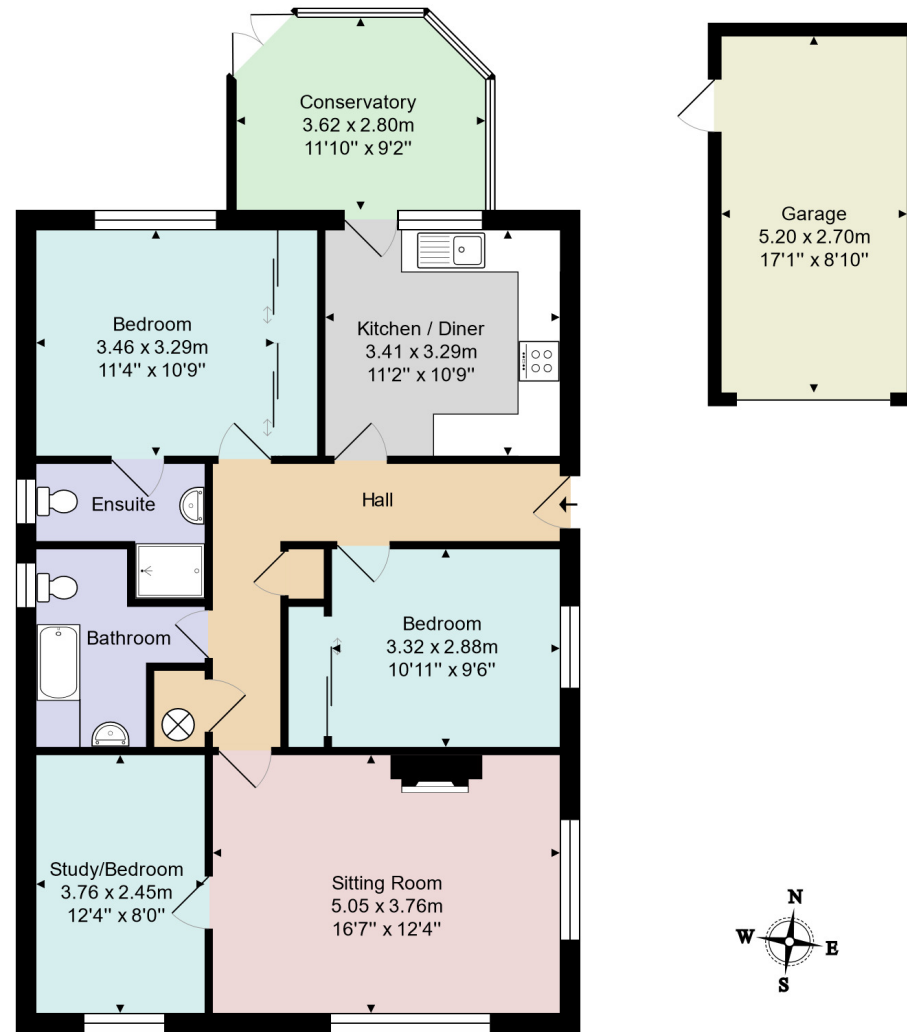
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

### 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



Total Area: 97.4 m<sup>2</sup> ... 1049 ft<sup>2</sup> (excluding garage)  
Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(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			