







## PROPERTY DESCRIPTION

The Warren, is a substantial period four bedroomed mid-terraced house, in a superb location, only yards from the Sea front and Beach, and only minutes from the Town Centre, restaurants and shops, benefiting from pleasing Haven Cliff and sea views. Constructed with colour washed rendered elevations under a slate roof, with the usual attributes of double glazed windows and gas fired central heating.

With over 1,300 square footage, the light and spacious accommodation includes; on the ground floor, entrance porch, living room, dining room, kitchen/ breakfast room, and a rear utility porch with ground floor WC. The first floor has three double bedrooms, a further single bedroom and a bathroom. Outside, the property has a good sized rear garden, which is paved for ease of maintenance with two large storage areas.

This property comes to the market with no onward chain, and would make a superb family home, second home/ holiday home or buy to let investment.



## FEATURES

- No Chain
- Four Bedrooms
- Mid Terraced Property
- Close to Beach and Sea Front
- Separate Dining Room
- Rear Garden
- Sea Views
- Close to Town Centre, Shops and Amenities
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

Decorative glazed front door into: -

### Entrance Porch

Ceramic tiled flooring. Part glazed front door with step up into: -

### Entrance Hall

Radiator. Stairs to first floor with understairs storage space. Door to large storage cupboard.

Doors off to: -

### Living Room

Bay window to front. Picture rail. Fitted shelving. Large radiator. Former fireplace, with carved timber surround, with an electric fire.

### Dining Room

Double doors leading out into a small courtyard area. Picture rail. Serving hatch to kitchen. Radiator. Built-in cupboard with shelving above. Feature open fireplace with carved surround, and cast iron insert.

### Kitchen / Breakfast Room

Two windows to rear overlooking rear garden. Window to side overlooking small courtyard. Door to rear porch and utility area. Serving hatch to dining room. The kitchen has been principally fitted to two sides with a range of matching wall and base units with colour washed door and drawer fronts and white handles.

L-shaped run of work surface with inset single bowl stainless steel sink and drainer with Chrome mixer tap and cupboards and drawers beneath, included Vaillant gas fired boiler for central heating and hot water. Inset four ring gas hob with extraction and cupboards above, with cupboards beneath including space for under counter fridge and under counter freezer. Full height unit alongside incorporating oven with cupboards beneath and further worktop to the side with cupboards above and beneath.

Door through to: -

### Utility Porch

Half obscure glazed door into WC. Half glazed door leading to rear garden. Large window overlooking small courtyard. Space and plumbing for washing machine and space for tumble dryer. This room offers ample opportunity for creating a lovely rear porch with utility.

Returning to entrance full. Stairs to first floor.

### First Floor Landing

Split Level:

To one side of the landing, there is a hatch to roof space, and a large built-in airing cupboard with factory insulated hot water cylinder and slatted shelves.

With Doors off to: -

### Bedroom One

Bay window to front with pleasing Haven Cliff and sea views. Extensive range of built in wardrobe cupboards. Picture rail. Dado feature. Large radiator

### Bedroom Two

Window to rear. Picture rail. Range of built in cupboards. Radiator.

### Bedroom Three

Window to front with Haven Cliff and Sea views. Picture rail. Radiator.

### Landing

To the front of the property, the split level first floor has a second hatch to roof space, and a radiator, with doors to: -

### Bedroom Four

Window to rear overlooking rear garden. Picture rail. Radiator. Pedestal wash hand basin with Chrome taps and splashback tiling.

### Bathroom

Obscure glazed window to side. The bathroom is fitted with a panel bath with Chrome taps and shower attachment over. Close coupled WC with white co-ordinating wooden seat. Pedestal wash hand basin with chrome taps and a wall mounted mirrored cupboard over. Radiator. Part tiling to walls over bath and above sink.

### Outside

The property is approached via Harbour Road, with Burrow Road leading to the Sea Front and beach, on street parking and pedestrian access to the property.

There is a small courtyard space to the front of the property.

### Rear Garden

Largely paved for ease of maintenance. There is access to two large separate storage areas. There is a wooden gate at the rear, providing pedestrian access to Harbour Road and the Sea Front. .

### Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,280.37 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.

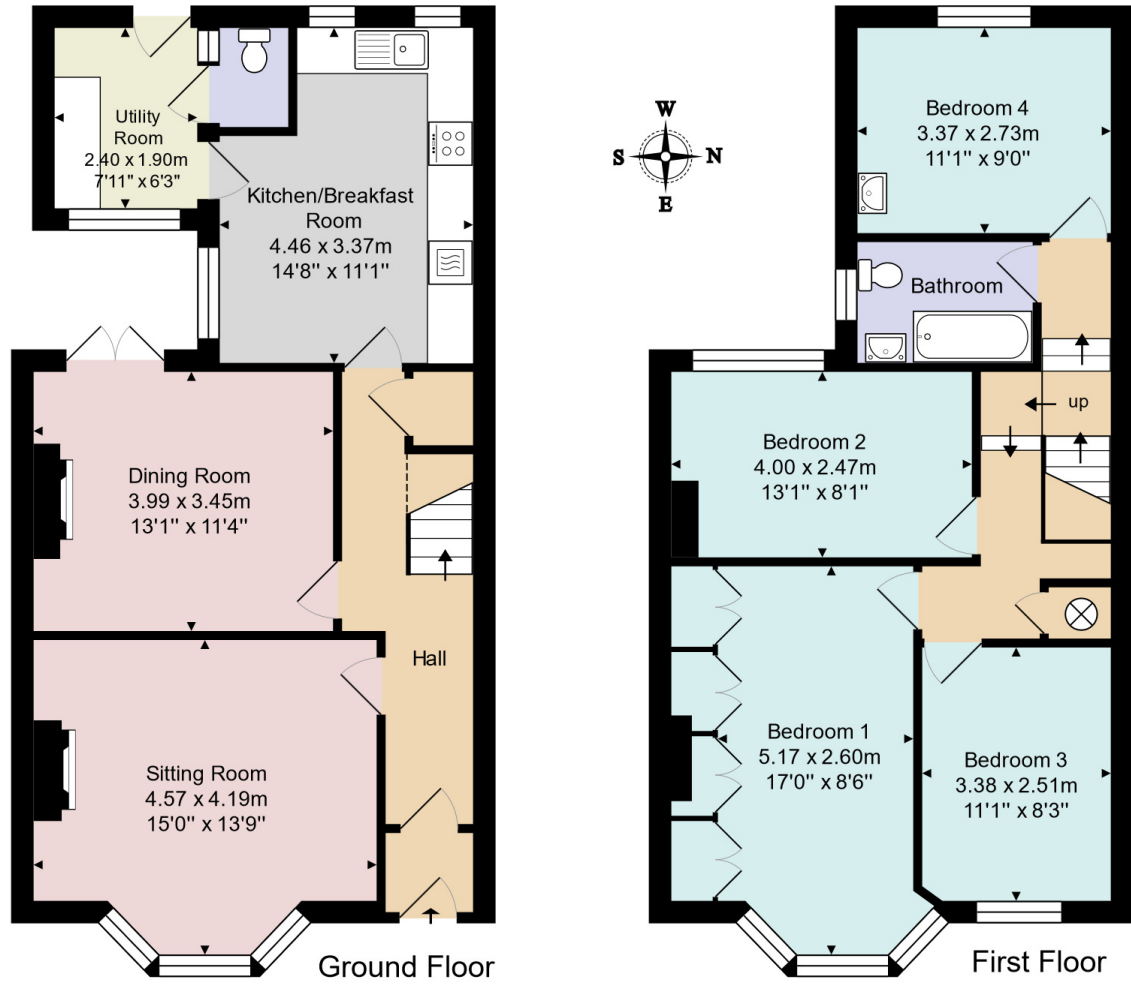
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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: 121.6 m<sup>2</sup> ... 1309 ft<sup>2</sup>  
 Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		65	80
EU Directive 2002/91/EC			