



PROPERTY DESCRIPTION

A three bedroomed end of terrace family home, with the usual attributes of double glazed windows and gas fired central heating, with the benefit of an enclosed garden, outward views, a single garage and sea glimpses.

The light and bright accommodation briefly comprises; on the ground floor, entrance hall, living room, dining room and kitchen, with the first floor having two double bedrooms with one benefiting from pleasing views across Haven Cliff, Axmouth and the hills beyond, together with sea glimpses, a third single bedroom, a bathroom and a separate WC. Outside, there is a garden to the front and an enclosed garden to the rear, with the benefit of a single garage and parking.

FEATURES

- No Onward Chain
- End of Terrace Home
- Buy To Let Investment Opportunity
- Enclosed Rear Garden
- Haven Cliff and Axe Valley Views
- Sea Glimpses
- Separate Dining Room
- Fitted Kitchen
- Single Garage & Parking
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

The property is approached via a pedestrian path, past a laid to lawn front garden and giving access to the front door.

Ground Floor

Entrance Hall

Stairs to first floor with an under stairs storage area. Radiator. Door off to the living room and kitchen.

Living Room

Bay window to front. Radiator. Double doors to: -

Dining Room

Window to rear giving garden views. Radiator. Door to: -

Kitchen

Part obscure glazed door to rear giving access to the rear garden. Radiator. Door back to entrance hall. The kitchen is principally fitted to one side with a range of matching wall and base units. Inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. Inset four ring electric hob with extraction over and built in oven beneath. On the opposite side of the kitchen is a further short run of work surface with space beneath for under counter fridge and under counter freezer. Wall mounted gas fired boiler for central heating and hot water.

First Floor

Hatch to roof space, which is insulated and part boarded. Door to airing cupboard with slatted shelves. Doors off to: -

Bedroom One (Double)

Window to front. Radiator.

Bedroom Two (Double)

Window to rear offering pleasing views of Haven Cliff and the hills beyond the Axe Valley, together with sea glimpses. Radiator.

Bedroom Three (Small Double/Single)

Window to front. Radiator.

Bathroom & Separate WC

Bathroom

Obscure glazed window to rear. Radiator. The bathroom has been fitted with an older style suite, comprising; panel bath with chrome taps and a shower attachment over with a shower curtain. Pedestal wash hand basin with chrome taps.

WC

Obscure glazed window to rear. Close coupled WC with co-ordinating seat.

Outside

There is a path to the side of the house which leads to the single garage en-bloc and a timber gate which gives access to the rear garden.

Enclosed Rear Garden

The garden has a good sized area of lawn, with steps up to a good sized area of decking and a door which gives access to the house via the kitchen.

The rear garden offers a delightful setting for al fresco dining and outside entertaining and benefits from pleasing views of Haven Cliff and the hills over the Axe Valley.

Single Garage En-Bloc

Up and over door.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

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.

Local Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

Disclaimer

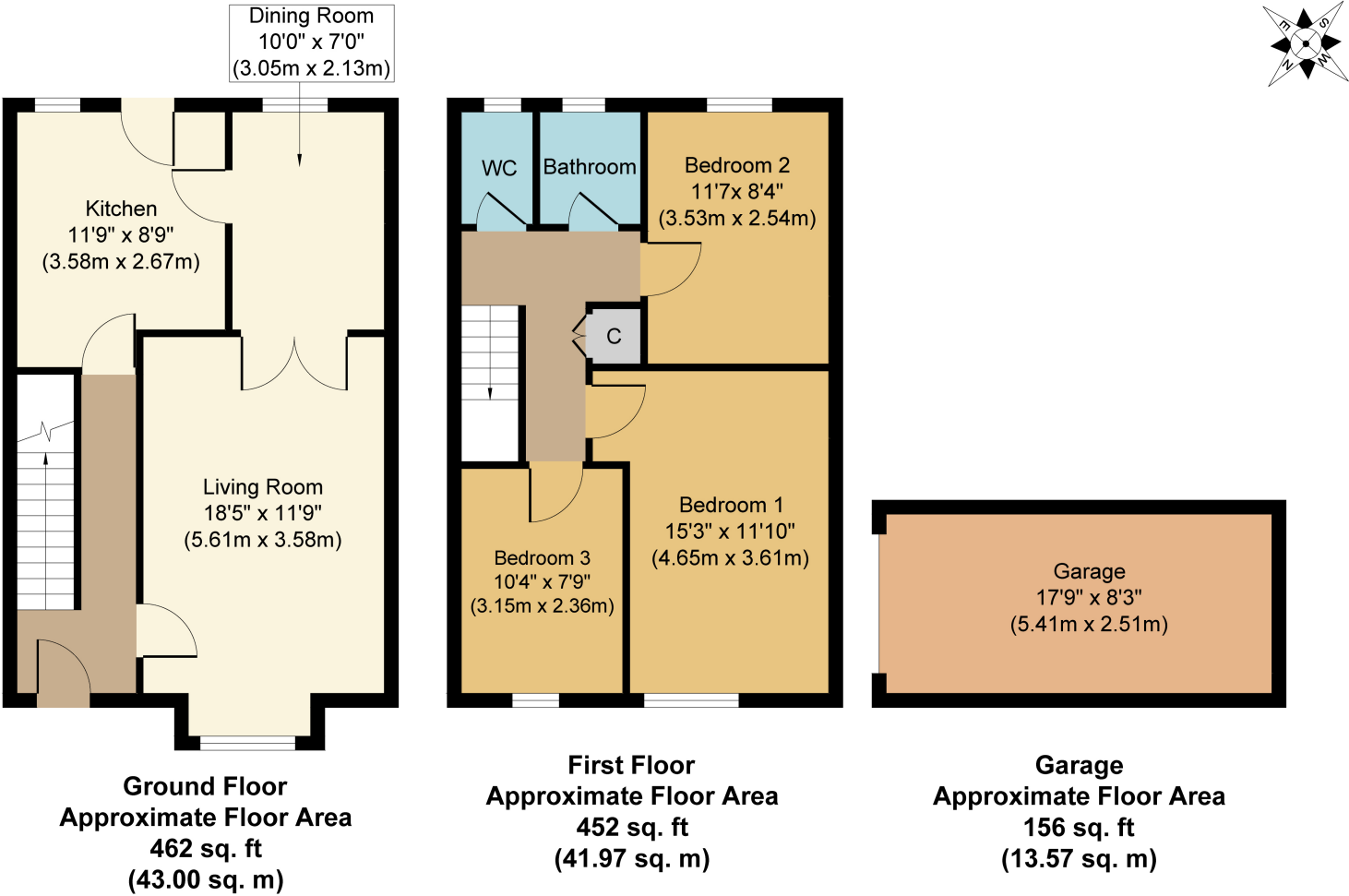
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have 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



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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