



**John
Wood
& Co**

**Coast &
Country since 1977**

Fremington Road, Seaton, Devon

Offers In Excess Of: £850,000 Freehold



PROPERTY DESCRIPTION

A superb and beautifully presented five/six bedroomed detached family home, on one of Seaton's Premier Roads, occupying a good sized corner plot, and benefiting from a swimming pool, ample on-site parking, and delightful views towards Haven Cliff and the surrounding Countryside, together with sea views.

The spacious and versatile property is in excess of 3,000 square feet, with the light and bright accommodation briefly comprising: on the ground floor, entrance porch, sitting room/ family room with a log burner, a games room with a door leading to the garden and swimming pool, a stylishly fitted kitchen/ dining room, separate utility room, cloakroom and a further room offering a number of uses, such as a ground floor bedroom, study, or play room. The first and second floor have five double bedrooms, with one befitting from a door to a terrace, and two benefiting from en-suite facilities, together with a family bathroom providing a full suite, and two further smaller bedrooms, hobbies rooms or offices.

Outside, the drive offers ample onsite parking, an enclosed patio to the side of the property, and a good sized south facing rear garden, which offers an excellent degree of privacy, and has the unique feature of a large swimming pool, and a summer house.

This outstanding property comes to the market with no onward chain, and with its bright and contemporary feel, this property offers an ideal family or coastal second home.



FEATURES

- No Onward Chain
- Beautifully Presented Detached House
- Five / Six Bedrooms
- Family Bathroom & Two En-suites
- Ground Floor Cloakroom & Utility Room
- Swimming Pool
- Ample On Site Parking
- Stylishly Fitted Kitchen/ Dining Room
- Delightful Axe Cliff & Sea Views
- Private South Facing Rear Garden





ROOM DESCRIPTIONS

The Property

The property is approached over a block paved entrance drive, providing on-site parking, with steps leading up to the gate to the garden and swimming pool area, the side courtyard, and the front door into the entrance porch.

The Ground Floor

The entrance porch is spacious, and leads through to the entrance hall, where there are stairs to the first floor, and an archway to the kitchen/ dining room.

The main reception room (family room/ sitting room), benefits from a log burner, and attractive views of the garden. From the family room, there is an archway through to a games room/ hobbies room, with a door leading to the south facing garden and swimming pool area, and a further archway through to a hallway, with access to the utility room, cloakroom and kitchen. The family room also has a door to another room, which has a number of uses, including a home office or bedroom.

Kitchen/ Dining Room:

The kitchen has been comprehensively fitted, with a range of stylish wall and base units, principally fitted to two sides. The kitchen is fitted with a range cooker, with extraction above, and space and plumbing for a dishwasher, to the side. There is a door providing access to the side courtyard, a door to a storage cupboard / pantry, and a door to the utility room.

The First Floor

From the family room, stairs rise up to the first floor, where there are four double bedrooms, with one benefiting from a terrace, and another benefiting from a pedestal wash hand basin, a shower and a WC.

The first floor also has a laundry room, and a stylish family bathroom, with a full suite, comprising; a bath, an excellent sized walk in shower, a close coupled WC, a pedestal wash hand basin and a chrome ladder style towel rail.

The Second floor

The second floor has three further rooms, two which are good sized doubles, with one benefiting from an en-suite shower room, and a third single bedroom/ study.

Gardens and Grounds

There is an excellent sized south facing garden, which offers an excellent degree of privacy, and features a swimming pool and a summer house, and can be accessed by a pedestrian gate at the side of the house, and also by a door from the games room.

There is also good sized courtyard garden to the side of the property, accessed by the front door and via a door from the kitchen.

Swimming Pool - 28ft x 14ft

A beautiful 28ft x 14ft swimming pool, which has been recently refurbished with new pool lining and filter.

Council Tax

East Devon District Council; Tax Band F - Payable 2023/24: £3,451.15 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.

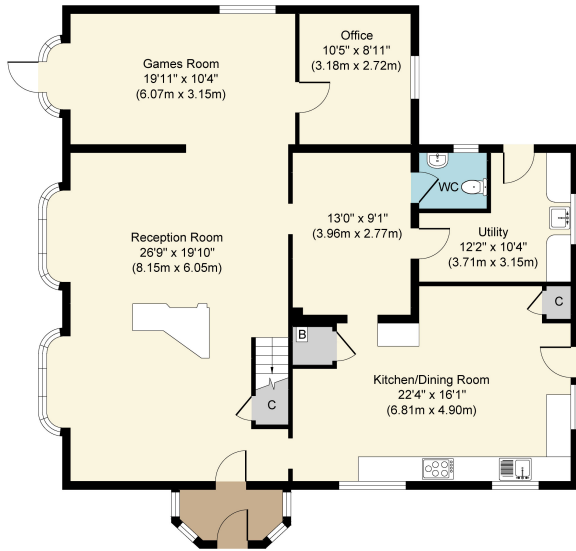
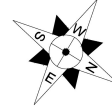
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

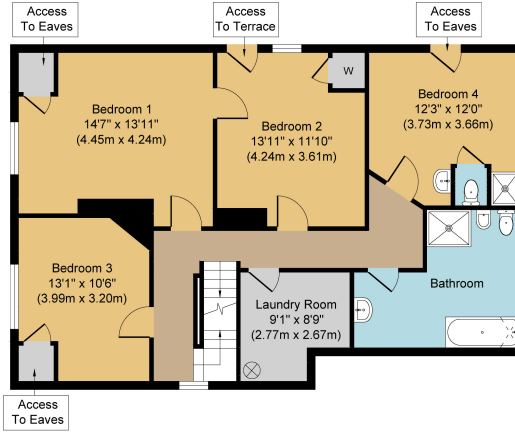
Monday to Friday 9am - 5:30pm and Saturday 9am - 1pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

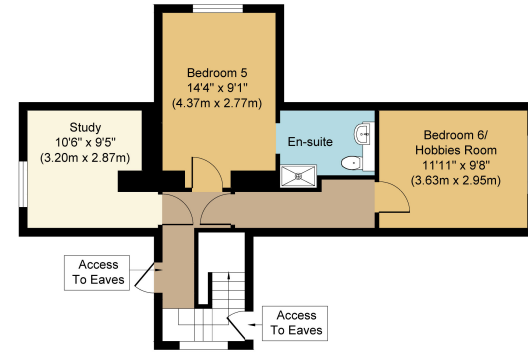
Client Money Protection provided by Propertymark: C0124251



Ground Floor
Approximate Floor Area
1,429 sq. ft
(132.79 sq. m)



First Floor
Approximate Floor Area
1,008 sq. ft
(93.88 sq. m)



Second Floor
Approximate Floor Area
587 sq. ft
(54.53 sq. m)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			