





## PROPERTY DESCRIPTION

An attractive three bedroomed, mid terrace home, located in a convenient position for the Town centre and sea front. Constructed in the Georgian style with brick elevations under an interlocking tiled roof, with the usual attributes of gas fired central heating and double glazed windows.

The spacious accommodation briefly comprises; on the ground floor, entrance hall with cloakroom, good sized sitting room, separate dining room, conservatory and a fitted kitchen, with the first floor having three bedrooms and a family bathroom. Outside, there is an open plan garden at the front, an attractive enclosed garden at the rear and there is a separate single garage en-bloc.

This property comes to the market with no onward chain and would make an ideal main home, second home or buy to let investment.



## FEATURES

- No Chain
- Three Bedrooms
- Mid-Terraced Home
- Separate Dining Room
- Ground Floor WC
- Conservatory
- Council Tax Band C
- Single Garage & Parking
- Enclosed Rear Garden
- EPC Rating C





## ROOM DESCRIPTIONS

**The Property:** -  
uPVC part obscure glazed front door into: -

**Entrance Hall**  
Easy rising stairs to first floor with an under stairs storage cupboard. Radiator.

Door to cloakroom, which has an obscure glazed window to front and is fitted with a white suite comprising: low level flush WC with wooden seat, corner wash hand basin with chrome taps and a chrome ladder style towel rail.

From the entrance hall, door to: -

**Sitting Room**  
Georgian style double glazed bay window to front. Coved ceiling. Radiator.  
Door to: -

**Dining Room**  
Door to kitchen. Radiator. Sliding patio doors to conservatory.

**Conservatory**  
A good sized conservatory with bay window to garden, glazed roof. Electric heating. Door giving access to rear garden.

**Kitchen**  
Window to rear. The kitchen has been principally fitted to two sides, with a range of matching wall and base units with wood laminate door and drawer fronts with co-ordinating handles. L shaped run of laminate work surface, with inset single bowl stainless steel sink and drainer with mixer tap, with cupboards beneath including space and plumbing for washing machine. Inset space for electric cooker. Space for free standing fridge freezer. Door to a storage cupboard, further door to a large shelved storage cupboard, Radiator. Vinyl sheet floor. Wall mounted gas fired boiler for central heating and hot water.

**First Floor**  
Galleried landing with hatch to roof space, which is part boarded and insulated, with a light and a built in descending ladder. Doors off to: -

**Bedroom One**  
Window to front. Radiator. Doors to double built in wardrobe cupboard.

**Bedroom Two**  
Window to rear giving attractive views to the hills beyond the Axe Valley. Radiator. Door to built in double wardrobe cupboard.

**Bedroom Three**  
Window to rear giving attractive views to the hills beyond the Axe Valley. Radiator.

**Bathroom**  
Obscure glazed window to front. White suite comprising: panel bath with chrome mixer tap, electric shower over with folding shower screen, pedestal wash hand basin with chrome taps, close coupled WC with wooden seat. Blue and cream full tiling to wall with dado feature. Chrome ladder style towel rail. Wall mounted mirrored cupboard. Door to airing cupboard with slatted shelves, housing a factory insulated hot water cylinder with backup emersion heater. Vinyl sheet floor.

**Outside**  
The front garden is open plan and has specimen planting in a raised gravelled bed, with a sloping path giving access to the front door, with a small paved patio directly in front of the sitting room window.

**Rear Garden**  
The rear garden has been designed for ease of maintenance, and features a stap down form the conservatory to a small paved patio, which gives access to a paved path, edged by a flower and shrub border, including flowering roses. On the other side of the path, there is a small area of lawn edged by mature planting, with a path descending to the rear of the garden, where there is a paved and gravelled area with a timber garden shed. The garden is screened by panel fencing and has gated access to a pedestrian pathway.

**Single Garage en-bloc (masonry construction)**  
Located at the end of the row of houses, with a flat roof and a up and over door, together with a useful parking space to the front.

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

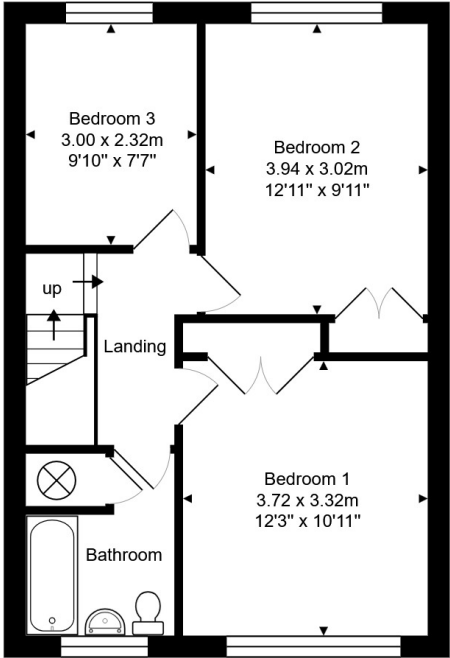
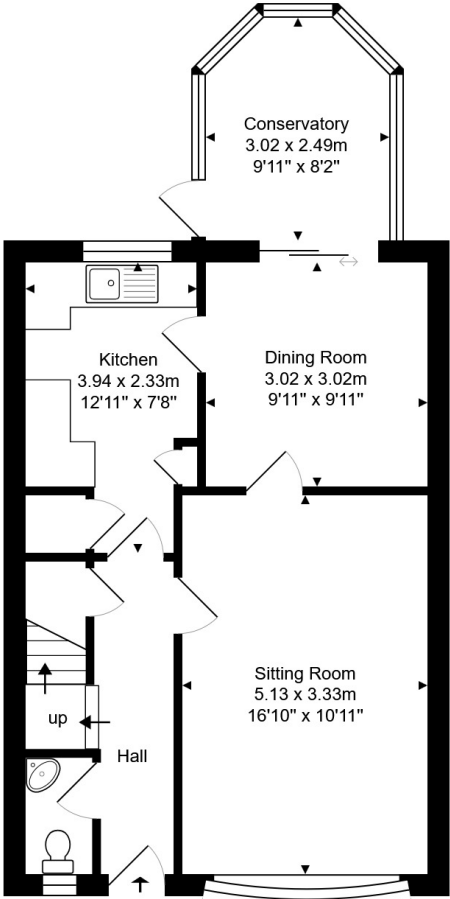
The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton 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.

**Schooling**  
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**  
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.

Redress Scheme provided by The Property Ombudsman: 08218195



Total Area: 98.5 m<sup>2</sup> ... 1061 ft<sup>2</sup>

Not to scale. Measurements are approximate and for guidance only.

