

**John  
Wood  
& Co**



**Coast &  
Country since 1977**

**Manor Court, Seaton, Devon**  
**Offers In Excess Of: £320,000 Freehold**



## PROPERTY DESCRIPTION

A well-presented three bedroomed semi-detached house, located in an excellent position, with Seaton's town centre, beach and sea front only a very short distance away, benefiting from a separate garage en-bloc and an enclosed rear garden.

The property has the usual attributes of double glazed windows and gas fired central heating, with the spacious accommodation briefly comprising; on the ground floor, entrance hall with stairs to the first floor and a WC, a well fitted kitchen and a living/ dining room, with a sliding door providing access to the good sized enclosed courtyard style garden. The first floor offers two good sized double bedrooms, both with built in wardrobes, with the largest double benefiting from an en-suite shower room, a third single bedroom/ study and a family bathroom.

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

## FEATURES

- No Chain
- Well Presented, Bright and Spacious
- Semi-Detached House
- Living/ Dining Room
- Garage En-Bloc
- Enclosed Rear Garden
- En-Suite Shower Room
- Ground Floor WC
- Three Bedrooms
- Close to Town Centre, Beach and Sea Front





## ROOM DESCRIPTIONS

### Tenure

The property is freehold, however, there is a management fee of approx. £160 - £180 per annum due to the private road and the annual maintenance required.

### The Property: -

The property can be approached via the front door, which leads into the entrance hall, or via a path at the side of the house, which leads to a timber gate, providing access to the rear garden and sliding doors into the living/ dining room.

### Ground Floor

There is a good sized entrance hall which has stairs to the first floor, a door to a ground floor WC and doors off to the kitchen and the living/ dining room, which benefits from a sliding door giving access to the rear courtyard style garden.

### Fitted Kitchen

The kitchen has been principally fitted to three sides, with a range of matching wall and base units with oak fronted door and drawer fronts with co-ordinating handles. Inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for dishwasher. Inset four ring gas hob with extraction above and built in oven beneath. Built in fridge freezer.

### First Floor

The first floor offers two good sized double bedrooms, both with built in wardrobes, with the largest double benefiting from an en-suite shower room, a third single bedroom/ study and a family bathroom.

### Rear Courtyard Style Garden

The garden can be accessed via a timber gate at the side of the property, of via the sliding door in the living room. The garden has been paved for ease of maintenance and makes a lovely setting for outside entertaining and al fresco dining.

### Single Garage En-Bloc

Up and over door.

### Council Tax

Council Tax TBC

### 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.

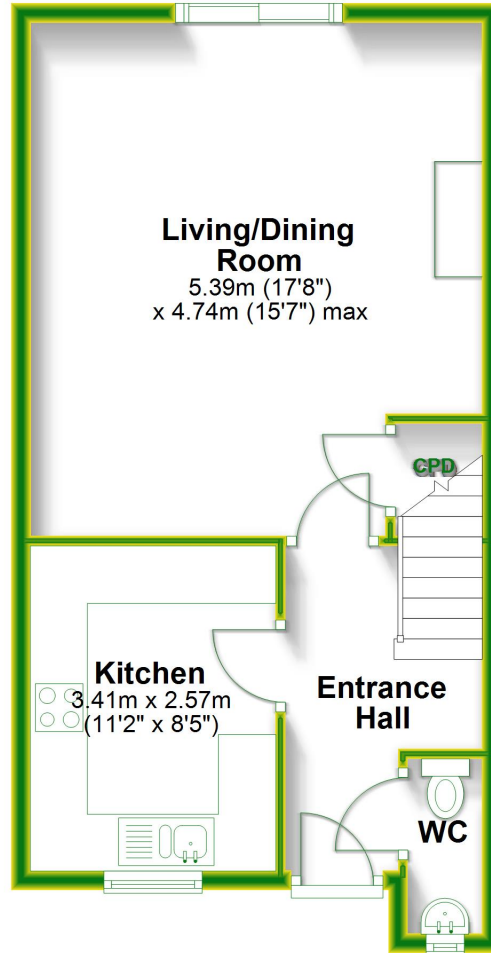
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



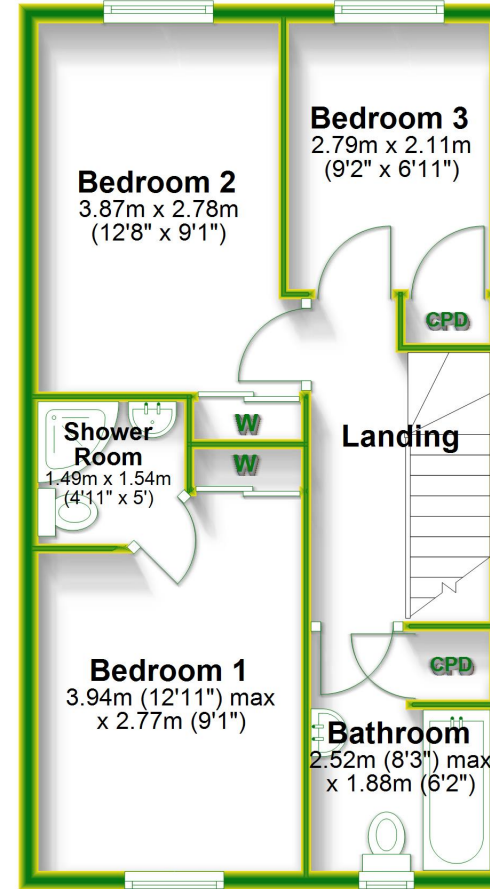
### Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 85.0 sq. metres (914.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk  
Plan produced using PlanUp.

**15 Manor Court, SEATON**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			