



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Manor Road, Seaton, Devon**

**£495,000 Freehold**





## PROPERTY DESCRIPTION

Cleeve House is a most appealing, Edwardian semi-detached home, conveniently located close to the Town Centre and Sea Front. constructed, we believe, in the early 1900's by Carr, a local architect, and has a number of character features, typical for the design of his homes, including stone mullion windows, window seats, and high-quality joinery, including gothic doors, a fine period staircase and beer stone fireplace.

The spacious and flexible accommodation briefly comprises; on the ground floor, entrance hall, sitting room, dining room, kitchen, a third reception room or study, and a ground floor WC, with the first floor comprising; three good sized double bedrooms, a fourth single bedroom and a good-sized bathroom.

Outside, the property benefits from a charming garden to the front and an enclosed garden at the rear, with a greenhouse, a summer house and areas of lawn and patio, and a private parking area.

## FEATURES

- Semi Detached House
- Four Bedrooms
- Edwardian Period Features
- Onsite Parking
- Separate Dining Room/ Snug
- Rear Garden With Summer House and Green House
- Close To Town Centre and Shops
- Close to Beach and Sea Front
- Ground Floor WC
- Three Double Bedrooms





## ROOM DESCRIPTIONS

### The Property

Period front door, with leaded fan light over, into an impressive entrance hall, with coved ceiling, impressive period staircase rising to the first floor, period cloaks cupboard. Radiator with cover, and original parquet flooring.

Gothic door through to: -

### Sitting Room

Fantastic four leaded light beer stone mullion window, with window seat. Feature beer stone fireplace, presently fitted with an electric fire. Coved ceiling. Radiator.

### Study/ Reception Room Two

Dual aspect, stone mullion window with window seat to front. Period French doors to rear garden. Impressive beer stone open fireplace, coved ceiling. Picture rail. Radiator. Continuation of parquet floor.

Returning to entrance hall, Period pine door through to: -

### Dining Room

Timber window to side with window seat. uPVC double glazed door giving access to side and rear garden. Feature original fireplace opening, with carved pine surround and slate hearth. Ceiling beams. Radiator. Built in period cupboard. Continuation of parquet floor.

Further period door into: -

### Kitchen

Dual aspect, uPVC double glazed windows to windows to side and rear. The kitchen is principally fitted to two sides, with a run of work surface with inset one and a half bowl composite sink and drainer with chrome mixer tap. Inset four ring gas hob, range of cupboards and drawers beneath, with space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher. Floor mounted gas fired boiler for central heating and hot water. Splashback tiling with range of wall cupboards over, including extraction over hob. Full height unit incorporating double oven and grill.

The kitchen opens through to an alcove, with further fitted cupboards, and space for refrigerator, and space for freezer.

Door to: -

### Ground Floor WC

White suite, with wash hand basin and close coupled WC. Half Dado panelling to walls. Radiator

### First Floor

Impressive stair case from entrance hall, rises to a large part galleried landing, with study or seating area. Velux roof light with door to eaves storage areas.

Period panel doors off to: -

### Bedroom One

Dual aspect, windows to front and rear, both with window seats. Range of built in wardrobe and storage cupboards. Matching built in vanity unit alongside, with wash hand basin, with chrome mixer tap, with drawers and cupboards beneath. Matching dressing table. Picture rail. Radiator,

### Bedroom Two

uPVC double glazed window to front, with window front. Picture rail. Extensive range of built in wardrobe cupboards, two with half mirrored doors. Radiator with cover.

### Bedroom Three

Window to side, with window seat. Radiator.

### Bathroom

Two uPVC double glazed windows to side and twin roof lights. This very large bathroom has been fitted out to a high standard, with part Dado panelling and part tiling to walls. Comprehensive suite, comprising; large corner bath with chrome mixer tap, with hand half shower attachment, pedestal wash hand basin with chrome taps. Shower cubicle, fitted with thermostatic shower. Close coupled WC with co-ordinating seat. chrome ladder style towel rail. Vinyl tiled effect floor.

Door through in to: -

### Rear Hall

Fitted with a large range of built in wardrobes and cupboards. Period door, with step down to: -

### Bedroom Four (single)

Double glazed window to side. restricted ceiling height. Radiator.



### Outside

The property is approached through a most attractive white timber gate, which gives on to a paved path, leading to the front door, and also gives access to the front garden, which comprises an area of lawn, and has a range of mature planting, which provides additional privacy for the front garden, which is screened from the pavement by a dwarf stone wall, and railing.

The parking area can be accessed via Meadow Road and has a pedestrian gate leading to the rear garden.

### Rear Garden

The garden can be accessed via the dining room or the study/ second reception room, and has a large area of lawn, with a summer house and a greenhouse, and provides a delightful setting for outside entertaining and al fresco dining. the garden is edged on both sides, with an attractive range of mature plants and shrubs.

### Council Tax

East Devon District Council; Tax Band E - Payable 2023/24: £2,920.20per 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.

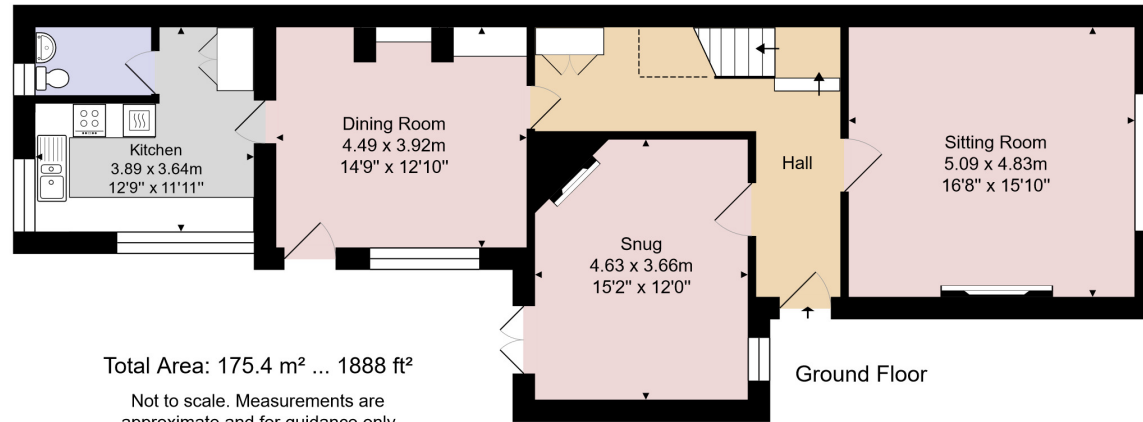
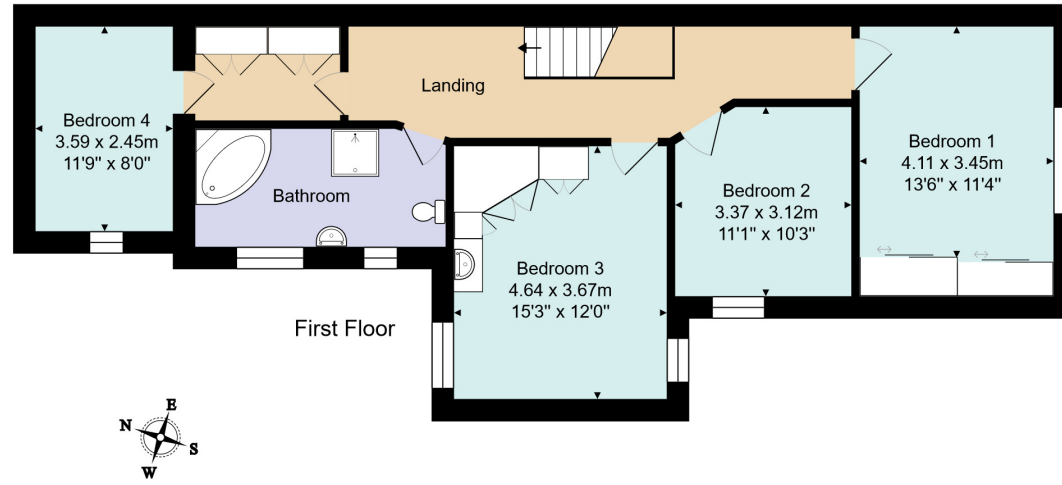
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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: 175.4 m<sup>2</sup> ... 1888 ft<sup>2</sup>

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

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>		<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			