







## PROPERTY DESCRIPTION

A well-presented and appealing three bedroomed mid-terraced home, ideally located on a level position within easy reach of Seaton town centre, amenities, beach and seafront.

The spacious, light and bright accommodation briefly comprises; entrance hall, living room, kitchen/ dining room and a ground floor cloakroom. The first floor comprises; two good sized double bedrooms, with the principal bedroom having an en-suite shower room, together with a third single bedroom or study and a family bathroom. Outside, the property benefits from an enclosed courtyard style rear garden, and a single garage to the rear.



## FEATURES

- Three Bedroom Mid Terraced Home
- Presented in Excellent Order Throughout
- Ground Floor Cloakroom
- Principal En-suite Shower Room
- Kitchen/ Dining Room
- Bright and Light Accommodation
- Pleasing Outward Rural Views
- Garage & Parking
- Enclosed Courtyard Style Rear Garden
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property:

Front door into: -

### Entrance Hall

Window to front. Radiator. Stairs to first floor.

Door to cloakroom, with an obscure glazed window to front, fitted with a white suite, comprising; close coupled WC, pedestal wash hand basin with chrome taps, and a radiator.

Doors off to: -

### Living Room

Window to front. Internal door to kitchen/ dining room. Sliding door to rear courtyard style rear garden. Radiator. Attractive feature fireplace, fitted with an electric fire.

### Kitchen/ Dining Room

Window to front. Internal door to living room. Sliding door to rear courtyard style garden. Radiator. The kitchen is principally fitted to three sides, with a range of matching wall and base units. U shaped run of work surface, with inset one and a half bowl composite sink and drainer, with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine. Inset four ring gas hob, with built in oven beneath and extraction over.

Space for free standing fridge freezer. Wall mounted Glowworm gas fired boiler, for central heating and hot water.

### Returning to entrance hall -

Stairs to first floor.

### First Floor Landing

Hatch to roof space, which is part boarded and insulated. Radiator. Door to airing cupboard with hot water cylinder.

Doors off to: -

### Bedroom One (Good Sized Double)

Dual aspect, windows to front and side. Radiator. Door to: -

### En-Suite Shower Room

White suite comprising; close coupled WC, pedestal wash hand basin, with chrome taps. Shower cubicle with glazed door. Radiator.

### Bedroom Two (Good Sized Double)

Window to front. Radiator.

### Bedroom Three / Study

Window to rear. Radiator.

### Bathroom

Obscure glazed window to front. White suite, comprising; close coupled WC. Pedestal wash hand basin with chrome taps. Panel bath with mixer tap, shower attachment over and a shower curtain. Radiator.

### Outside

The property is approached through a pedestrian gate, providing access to an attractive courtyard style front garden, and the properties front door.

### Rear Garden

The courtyard style rear garden can be accessed either by the living room or the kitchen/ dining room, or via a pedestrian timber gate to the rear, which gives access to the garage.

The garden is enclosed and offers a lovely area for outside entertaining and al fresco dining.

### Council Tax

East Devon District Council; Tax Band B. - Payable 2024/25: £1,858.32 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**

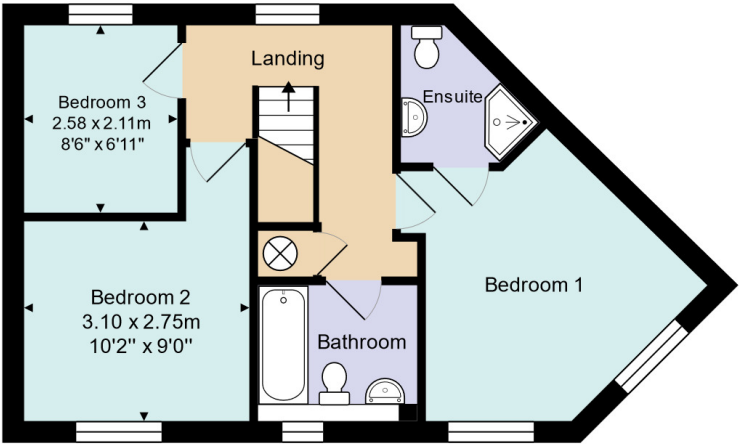
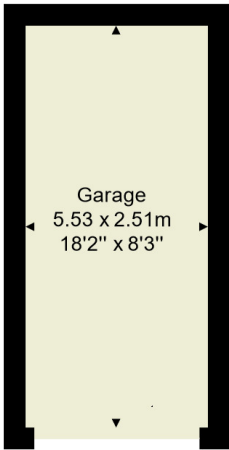
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

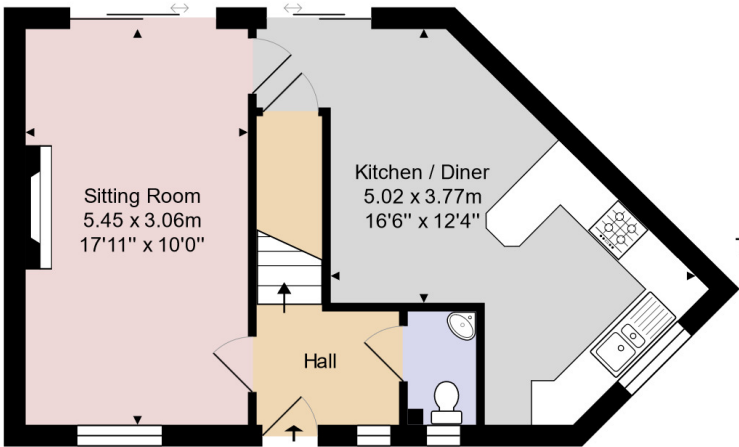
Monday to Friday 9am - 5:30pm and Saturday 10am - 2pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



First Floor



Ground Floor



Total Area: 86.0 m<sup>2</sup> ... 926 ft<sup>2</sup> (excluding garage)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	76
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		