

A two-story house with a textured, light-brown exterior. The front door is red with a semi-circular window and is set within a brick archway. Above the door is a small, round, white light fixture. To the right of the door is a large bay window with white frames. Above the bay window is a smaller window. To the left of the door is another window. The house has a chimney on the roof. The front garden is green with various plants and a gravel path leading to the door. A wooden fence is on the left, and a large green bush is on the right. A black water tank is visible behind the bush. The sky is blue with some clouds.

**John
Wood
& Co**

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Eyewell Green, Seaton, Devon

£360,000 Freehold



PROPERTY DESCRIPTION

A well presented and charming 1930's Semi-Detached family home, in a convenient location for Seaton Primary School, Hospital and Medical Practice, town centre, beach and seafront, benefiting from a delightful enclosed rear garden, and ample onsite parking.

The spacious and bright accommodation, briefly comprises; entrance hall, living room with a log burner, stylishly fitted kitchen/ dining room with under floor heating, a utility room, cloakroom/ WC and a superb conservatory, The first floor accommodation, has two good sized double bedrooms, a further single bedroom or study, and a family bathroom with under floor heating.

Outside, there is a laid to lawn garden to the front, a single garage, ample onsite parking, and an attractive south facing garden to the rear, with a shed, a large laid to lawn area and sunny patio, providing opportunity for outside entertaining and alfresco dining.

FEATURES

- Three Bedrooms
- Semi-Detached Home
- On Site Parking
- Super Sun Room/Conservatory
- Sitting Room With Log Burner
- Stylishly Fitted Kitchen
- Landscaped Rear Garden
- Ground Floor WC & Utility Room
- Single Garage
- EPC Rating B





ROOM DESCRIPTIONS

The Property:

The ground floor accommodation comprises, a good sized entrance porch, inner hallway with stairs to the first floor, and a living room, with a fitted wood burner, and under floor heating.

The stylishly fitted kitchen/ dining room, has a range of matching wall and base units, with a U shaped run of work surface. Inset one and a half bowl sink and drainer with chrome mixer tap, with built in dishwasher beneath. Inset four ring electric hob, with built in oven beneath. Built in fridge freezer. Door to pantry. Underfloor heating.

Sliding bi-folding doors provide access to the superb light filled conservatory, with a separate ground floor WC and a utility room.

First Floor

From the entrance hall, stairs lead up to the first floor, with a hatch to the roof space, , two good sized double bedrooms, a further single bedroom or study and a family bathroom, fitted with a free standing bath. a shower cubicle, a close coupled WC and a vanity style wash hand basin, with under floor heating.

Gardens and Grounds:

The property has the benefit of onsite parking, in addition to the single garage.

To the front of the property, there is a laid to lawn front garden, screened from the road by mature hedging and plants.

There are lovely landscaped gardens to the side and rear, with areas of lawn, flower beds, raised vegetable growing areas, and a large patio area, which gives the opportunity for outside entertaining and dining, and makes a delightful indoor outdoor feeling, due to the superb modern conservatory.

Garage

Separate single garage with manual up and over door, allowing additional storage or to accommodate a vehicle.

Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,123.78per annum.

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.



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**

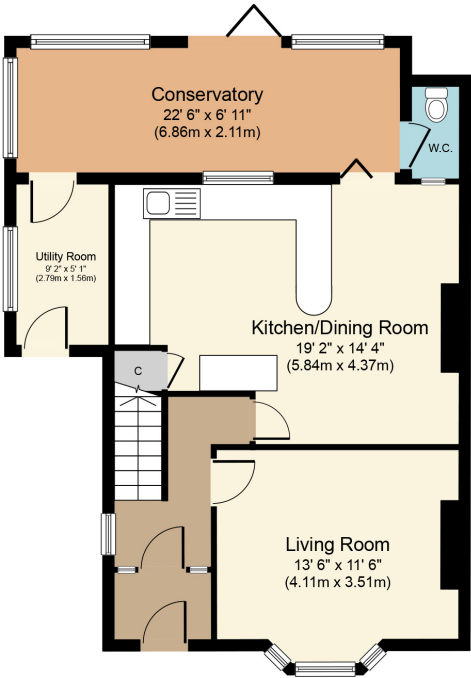
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

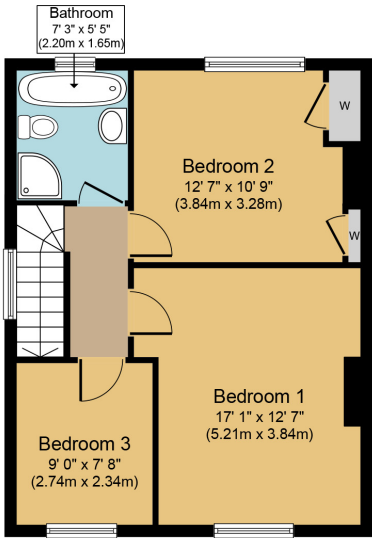
Opening Hours

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

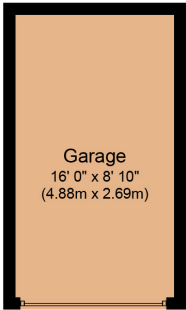
Redress Scheme provided by The Property Ombudsman: 08218195
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Ground Floor
Approximate Floor Area
718 sq. ft.
(66.7 sq. m.)



First Floor
Approximate Floor Area
483 sq. ft.
(44.9 sq. m.)



Garage
Approximate Floor Area
139 sq.ft.
(12.9 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+)	85	87		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				