



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Hawksdown View, Seaton, Devon**

**£370,000 Freehold**



## PROPERTY DESCRIPTION

A very spacious, chalet style home, constructed with brick elevations under a tiled roof, and has the usual attributes of double glazed windows and gas fired central heating. The property has been maintained in good order throughout, but would now benefit from some updating and improvement.

The spacious and flexible accommodation comprises; a wide entrance hall, and excellent sized L shaped living/ dining room, with patio doors to garden, kitchen, ground floor master bedroom, presently used as a study, with an en-suite shower room, with the first floor comprising; two further good sized double bedrooms and family bathroom. There are pleasing outward views from the upstairs bedroom, of the Estuary, and the hills beyond the Axe Valley, together with sea glimpses and Haven Cliff.

Outside, there is an enclosed front garden, with an attached single garage and drive providing onsite parking, and at the rear, the garden are enclosed with mature hedging, and features a raised south facing patio and a good sized area of lawn.

This property comes to the market chain free and would make an ideal family home, holiday home or investment purchase.

## FEATURES

- No Chain
- Three Double Bedrooms
- Detached Chalet Style Bungalow
- Large L shaped Living/ Dining Room
- Garage and Drive
- Pleasing outward rural and sea views
- Onsite Parking
- Ground Floor Principal Bedroom with En-suite
- Enclosed Rear Garden
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

uPVC front door, with matching obscure glazed side windows into: -

### Entrance Hall

Wide entrance hall, with stairs rising to the first floor, with under stairs storage space. Radiator. Doors to double wardrobe and storage cupboard.

Doors off to: -

### Living/ Dining Room

Window to front, window to rear, and patio doors provide access to the rear patio, and give glimpses of the hills beyond the Axe Valley.

An excellent sized L shaped room, comprising; two part, with the dining and seating area, with a feature fireplace with timber surround, marble inset and hearth, fitted with a gas coal effect fire, with a wide archway through to a second seating area, with coved ceiling and two radiators.

### Kitchen

Window to rear and half obscure glazed patio door to rear garden. The kitchen has been principally fitted to two sides, with an older style range of matching wall and base units, with wood laminate door and drawer fronts with co-ordinating handles. U shaped run of laminate work surface, with inset single bowl stainless steel sink with twin drainers, range of cupboards and drawers beneath, including space and plumbing for washing machine. Splashback tiling with matching range of wall cupboards over. appliance space for gas cooker, and appliance space for refrigerator. Radiator.

### Bedroom One

Dual aspect, windows to front and side, giving attractive garden views. Doors opt double built in wardrobe cupboard. Radiator. Presently used as a study.

Door to: -

### En-suite Shower Room

Obscure glazed window to side, blue suite comprising' pedestal wash hand basin, close coupled WC with -co-ordinating seat, shower cubicle, with shower rail and curtain, fitted with a thermostatic shower. Full tiling to walls. Radiator.

Returning to entrance hall, stairs to first floor.

### First Floor Landing

Door to built in airing cupboard, with factory insulated hot water cylinder, with emersion heater and slatted shelves.

Doors off to: -

### Bedroom Two

Dual aspect; window to side and dormer window to rear gives lovely Estuary views, views down to Haven Cliff and Sea Glimpses. door to eaves storage area. Radiator.

### Bedroom Three

Dual aspect; dormer window to rear gives lovely towards Axmouth and the hills beyond the Axe Valley Haven Cliff and Sea Glimpses. The side window gives views across Seaton and also gives a further sea glimpse. Door to large built in wardrobe cupboard and door to eaves storage area. Radiator. This room is presently being used as an artist studio.

### Bathroom

Obscure glazed window to rear. Avocado suite, comprising; close coupled WC, pedestal wash hand basin and bath with chrome mixer tap. full avocado tiling to walls, Radiator.

### Outside

The property is approached over a concrete entrance drive, which Provides additional onsite parking, and gives access to the attached garage.

The paved path continues round tp the front door, and continuing round to the side of the property, giving additional access to the rear garden, via a wrought iron gate.

### Garage

Metal up and over door. Felt roof. Wall mounted gas fired boiler for central heating and hot water. Wall mounted shelves. Radiator. window and door to rear, giving access to the rear garden.

### Gardens

An L shaped area of lawn, with fine specimen trees, and features a range of mature planting.

The rear garden also features a range of mature planting and hedging, and features a good sized area of lawn, with aa raised south facing patio, adjacent to the living room patio door. Timber garden shed.

The south facing rear garden, provides a delightful area for outside seating, entertaining and alfresco dining.

### Council Tax

East Devon District Council; Tax Band E - Payable 2023/24: £2,787.11 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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### 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**

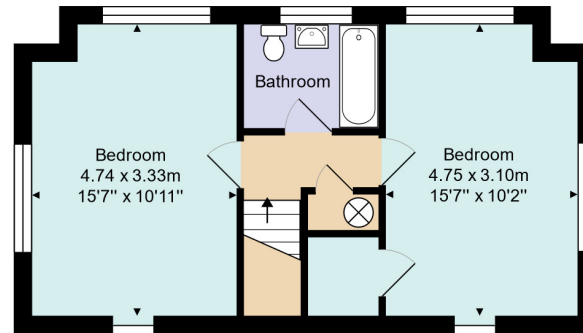
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

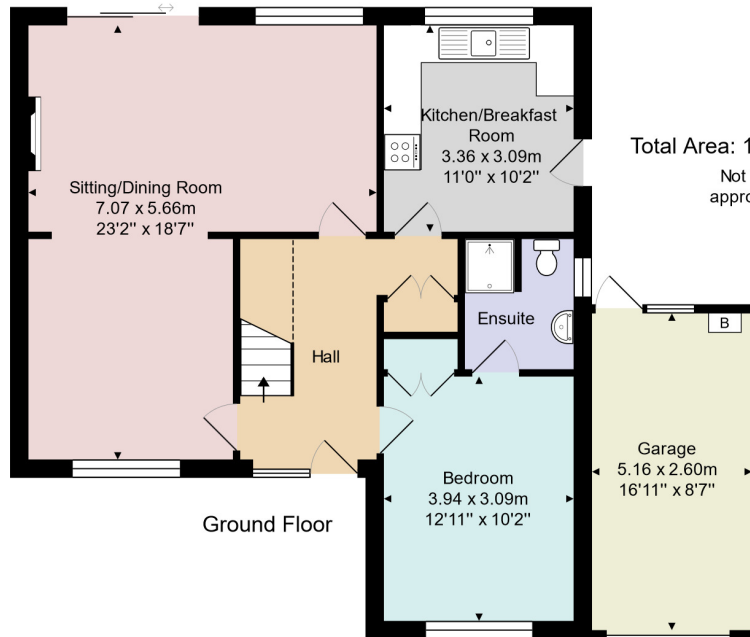
### Opening Hours

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



First Floor



Ground Floor

Total Area: 112.4 m<sup>2</sup> ... 1210 ft<sup>2</sup> (excluding garage)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			