





PROPERTY DESCRIPTION

An appealing three bedroomed end of terraced house, located in a convenient and level position for the town centre and sea front. Constructed using a steel frame (this is considered 'non-standard construction'), with brick, colour washed and tiled elevations under a tiled roof.

The spacious and flexible accommodation includes; on the ground floor, entrance hall, living room/ dining room kitchen, and conservatory/ sun room, with the first floor having two double bedrooms, both with built in wardrobes, one benefiting from superb countryside views out towards Haven Cliff and sea glimpses. There is also a single bedroom on the first floor and a family bathroom.

Outside, the property has a garden to the front, and a lovely enclosed garden to the rear, offering a good degree of privacy, with areas of lawn and patio, together with two sheds, and a greenhouse. The rear garden offers a delightful setting for al fresco dining and outside entertaining.

This property comes to the market with no onward chain, and provides a potential purchaser with the scope to extend, reconfigure the layout, or add onsite parking if required, subject to any necessary consents.

FEATURES

- End Of Chain
- Three Bedrooms
- End Of Terrace Home
- Pleasing Views and Sea Glimpses
- Enclosed Private Rear Garden
- Living/ Dining Room
- Scope To Extend or Add Onsite Parking (STPP)
- Close to Town Centre, Beach and Sea Front
- EPC Rating D
- Council Tax Band C





ROOM DESCRIPTIONS

The Property:

The property has the usual attributes of double glazed windows and gas fired central heating, and has been maintained in good order throughout, but would now benefit from some updating and modernisation.

The property is approached from Harepath Road, via a pedestrian gate, which has a path that leads to the front door, and also to a side gate, providing access to the rear garden.

The front garden has been attractively landscaped, and features mature plants and shrubs.

Ground Floor

The front door leads into a spacious entrance hall, with stairs to the first floor and a door to the living/ dining room.

Living/ Dining Room

A lovely dual aspect bright and light room, with a large picture window to front, and at the rear, sliding doors provide access from the dining area to the conservatory/ sun room.

At the rear of the living room, there is a door which leads through to the kitchen, which has a door to the rear, providing access to the garden. 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 and co-ordinating handles. L shaped run of work surface, with inset composite single bowl sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. To the side, there is space for a freestanding fridge freezer. On the other side of the kitchen, there is a further short run of work surface, with inset space for cooker, further storage cupboards and extraction above.

Wall mounted gas fired boiler for central heating and hot water.

Conservatory/ Sun Room

Glazed to three side, with sliding doors providing access to the rear garden.

First Floor

Stairs rise form the entrance hall, to a good sized landing, with a window to the side, and a hatch to the roof space, which is insulated, and has a light and a descending ladder. Doors off to: -

Bedroom One

Window to rear offering attractive countryside views, towards Haven Cliff and Axmouth, and pleasing sea glimpses. Range of built in wardrobes and storage.

Bedroom Two

Window to front. Built in wardrobes and storage.

Bedroom Three/ Study

Window to front.

Bathroom

Obscure glazed window to rear. White suite comprising; vanity style wash hand basin with chrome mixer tap, and cupboard beneath, incorporating built in WC with co-ordinating seat. Panel bath with chrome mixer tap, fitted with a shower and a glazed screen. Full tiling to walls. Chrome ladder style towel rail.

Rear Garden

The enclosed garden to the rear can be accessed via the kitchen, the conservatory/ sun room or the path at the side of the property, and provides a lovely private setting for outside entertaining and al fresco dining, with areas of both lawn and patio.

The rear garden also benefits from various seating areas, two sheds and a greenhouse.

Council Tax

East Devon District Council; Tax Band C. - Payable 2024/25: £2,221.61 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.

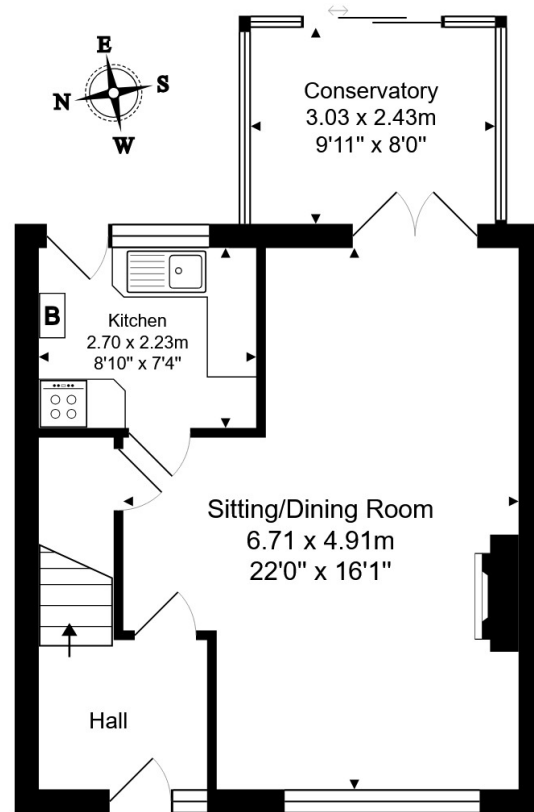
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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.

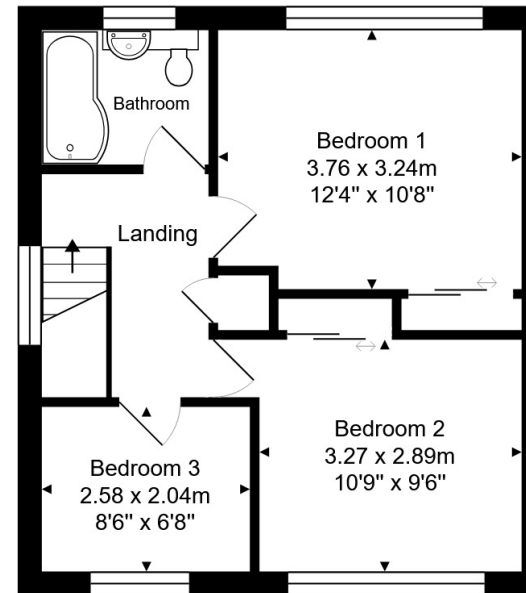
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Ground Floor



First Floor

Total Area: 88.3 m² ... 950 ft²

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