



**John
Wood
& Co**

**Coast &
Country since 1977**

Harepath Road, Seaton, Devon

£285,000 Freehold



PROPERTY DESCRIPTION

A light and bright semi-detached home, benefiting from an integral garage with a utility area and a WC, enclosed gardens, on-site parking, and lovely outward countryside and sea views, in an excellent Location, close to Seaton Primary School, Hospital, Medical Practice and pharmacy, and within walking distance of the town centre and sea front.

The property has the usual attributes of double glazed windows and gas fired central heating, and the spacious and flexible accommodation briefly comprises; on the ground floor, entrance porch, internal door to garage and stairs to first floor, with the first floor comprising; sitting room with lovely outward views, kitchen/ breakfast room, a double bedroom with built in wardrobes and a pleasing sea view, a single bedroom, again with a built in cupboard, together with a shower room. The second floor has a large double bedroom, with an attractive countryside and sea views.

Outside, there is ample onsite parking to the front, an integral garage with a WC and a utility area, and landscaped gardens to the side and rear, with area of decking, lawn, raised flower beds and a shed. The gardens offer various seating areas, which provide a lovely setting for outside entertaining and al fresco dining.

FEATURES

- No Onward Chain
- Three Bedrooms
- End of Terrace Home
- Integral Garage With Utility area and WC
- Onsite Parking
- Enclosed Gardens
- Gas Central Heating & Double Glazed Windows
- Close to Town Centre, Beach and Sea Front
- Lovely Haven Cliff and Sea Views
- Light and Spacious





ROOM DESCRIPTIONS

The Property

Half glazed front door into entrance porch, which is glazed to two sides, and has a half obscure glazed door leading into the :-

Entrance Hall

Stairs to first floor. Internal door through to the integral garage.

First Floor

Good sized landing, with doors off to: -

Kitchen/ Breakfast room

Window to rear. The kitchen is principally fitted to three sided, with a range of matching range of wall and base units. U shaped run of work surface, with inset four ring induction hob with built in oven beneath and extraction over. Inset sink and drainer with chrome mixer tap, and cupboards beneath, including built in dishwasher. Space for free standing fridge freezer. Radiator.

Living Room

Large picture window to front, providing super views towards Haven Cliff and sea glimpses. Radiator. Stairs to second floor bedroom.

Double Bedroom (Bedroom Two)

Large picture window to front, providing super views towards Haven Cliff and sea glimpses. Radiator. Door to built in shelved airing cupboard. Double doors to built in wardrobe cupboard with additional storage over.

Single Bedroom (Bedroom Three)

Dual aspect, windows to side and rear. Radiator. Door to built in wardrobe cupboard.

Shower Room

Obscure Glazed window to rear. The shower room is fitted with a corner shower cubicle, with sliding curved doors, with an electric Mira shower. Vanity style unit with built in cupboards, wash hand basin and WC. Chrome ladder style towel rail. Full tiling to walls.

Double Bedroom (Bedroom One)

Accessed via stairs from the living room, is a good sized double bedroom, with a large picture window to front, providing super views towards Haven Cliff and attractive sea views. Part restricted head height. Doors to eaves storage. Radiator.

Outside

The property is approached over an entrance drive, which provides onsite parking, and access to the integral garage and front entrance porch.

Garage

Window to rear. Door to side providing access to the garden. Space and plumbing for washing machine. Door to WC, with a close coupled WC and wall mounted gas fired boiler for central heating and hot water.

Gardens

The side and rear garden, can be accessed via the garage, or via a wooden gate from the entrance drive. The landscaped gardens have areas of decking, lawn, raised flower beds and a shed. The gardens offer various seating areas, which provide a lovely setting for outside entertaining and al fresco dining.



Council Tax

East Devon District Council; Tax Band B- Payable 2023/24: £1,858.32per 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.

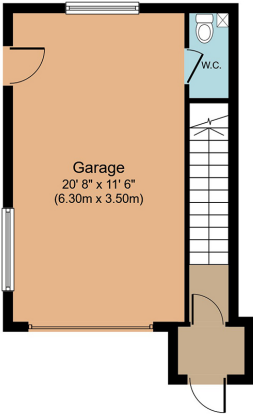
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

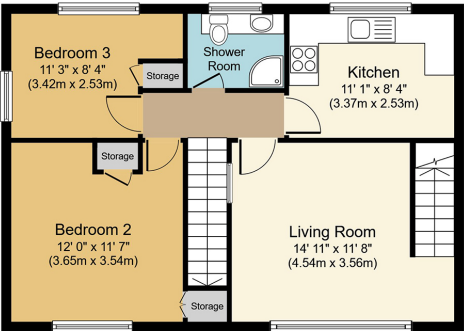
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Ground Floor
Approximate Floor Area
325 sq. ft.
(30.2 sq. m.)



First Floor
Approximate Floor Area
600 sq. ft.
(56.2 sq. m.)



Second Floor
Approximate Floor Area
298 sq. ft.
(27.7 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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