





PROPERTY DESCRIPTION

A substantial two bedroomed detached bungalow, constructed with colour washed rendered elevations under a tiled roof, with the benefit of a garage, onsite parking and an enclosed rear garden which offers an excellent degree of privacy, and provides a delightful setting for outside entertaining and al fresco dining.

The light and bright accommodation briefly comprises; a good sized entrance hall, a spacious living / dining room, a fitted kitchen, separate utility room with a cloakroom, a conservatory, two excellent sized double bedrooms, one with a range of built in wardrobes, and a family bathroom with the advantage of both a bath and a separate shower.

The bungalow has the usual attributes of gas fired central heating, and leaded light double glazed uPVC windows, and occupies a good sized plot, with a substantial detached single garage with an electric door, ample onsite parking and a good sized enclosed garden to the rear, with areas of patio and lawn.



FEATURES

- Two Double Bedrooms
- Detached Bungalow
- Quiet Cul-De-Sac Location
- Enclosed & Private Rear Garden
- Conservatory/ Sun Room
- Living/ Dining Room
- Ample Onsite Parking and Garage
- Separate Utility Room with WC
- Light and Bright



ROOM DESCRIPTIONS

The Property: -

Part obscure glazed front door with matching side windows into: -

Entrance Porch

Step up and door into the entrance hall, where there is a radiator, coved ceiling and doors off to the living room/dining room, kitchen, both bedrooms and the bathroom.

Living/ Dining Room

Large picture window to side. Coved ceiling. Two radiators. Door to: -

Conservatory/ Sun Room

Glazed to three sides with a glazed roof. Door to side garden.

Kitchen

Window to side. Coved ceiling. Radiator. Sliding door to living/ dining room. The kitchen has been stylishly fitted to two sides, with a range of matching units with co-ordinating handles. On one side of the kitchen, there is run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap with cupboards and drawers beneath. There is a full height unit to the side incorporating built in double oven and grill.

On the other side of the kitchen, is a further run of work surface, with inset four ring electric hob with extraction above and cupboards and drawers beneath.

Door to: -

Utility Room and WC

Window to rear. Part obscure glazed door providing access to the gardens. Short run of work surface with cupboards beneath including space and plumbing for washing machine. Space for free standing fridge freezer.

Door to WC, which comprises; obscure glazed window to side, WC, vanity style wash hand basin with chrome taps, and a radiator.

Bedroom One

Dual aspect, with windows to front and side. Coved ceiling. Radiator. Range of built in wardrobes with a vanity style was hand basin alongside with chrome taps and cupboards beneath.

Bedroom Two

Window to front. Coved ceiling. Radiator. Range of built in wardrobes.

Bathroom

Obscure glazed window to side. Coved ceiling. Radiator. The bathroom has a full suite, including; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps, panel bath with chrome taps and a shower attachment over. Large corner shower cubicle with sliding curved doors and a fitted Triton electric shower. Full tiling to walls.

Outside

The property is approached over a gated tarmac entrance drive, which provides ample onsite parking and leads to the single garage, and a gate providing access to the rear garden.

From the driveway, there is a path which leads past the front garden, to the entrance porch.

Gardens

The enclosed rear garden offers an excellent degree of privacy, and has a large patio area, with a door into the garage and a paved path which meanders through the laid to lawn garden, and leads to a greenhouse and a shed. The garden has various mature plants and trees, and there is a side path which leads to a side garden and access to the conservatory.

The private gardens offer a charming setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band E - Payable 2024/25: £3,054.70 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.

Local Schools

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.

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**

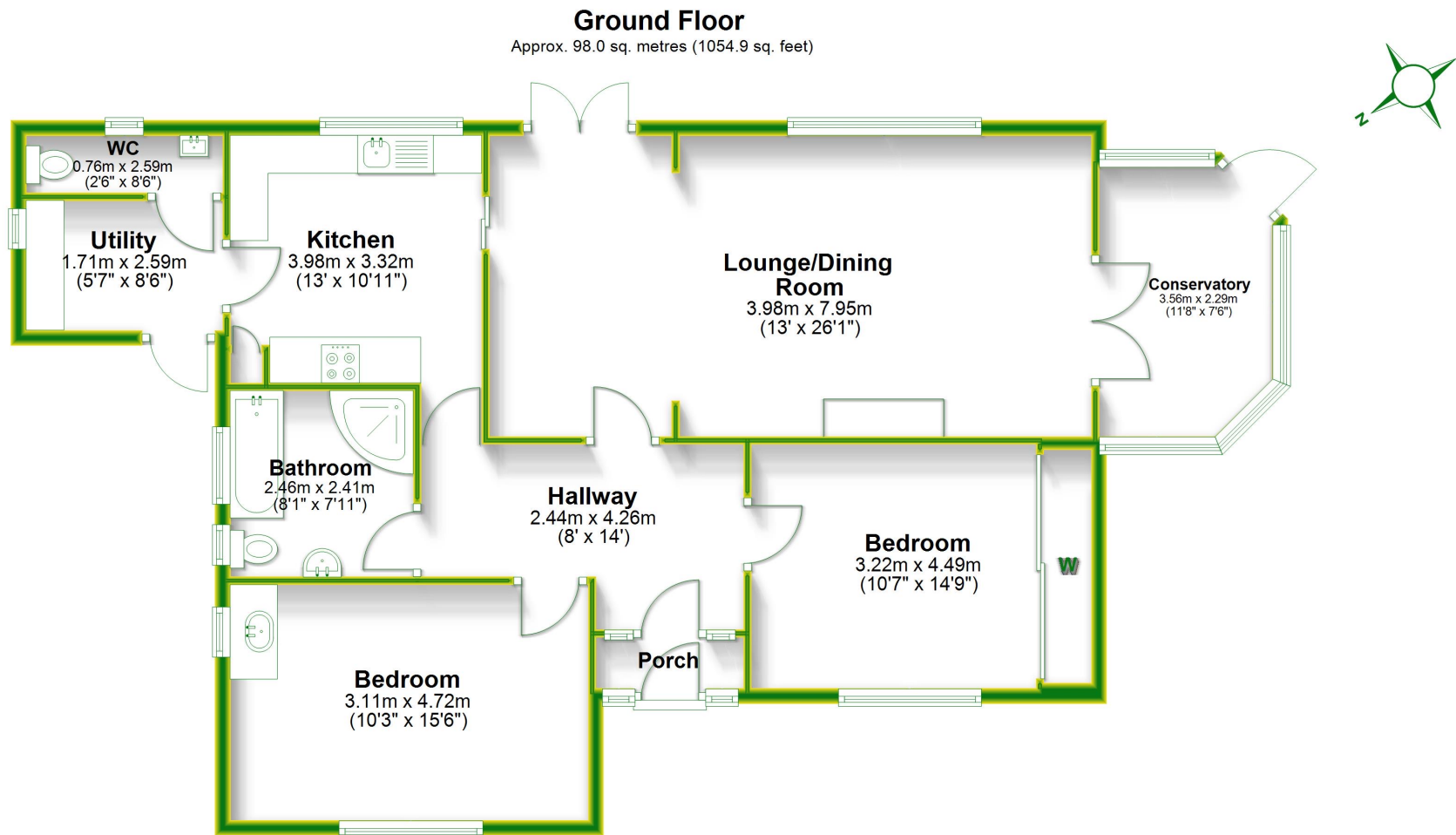
Purchasers must obtain verification from their Legal Advisor

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



Total area: approx. 98.0 sq. metres (1054.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

40 Wessiters, SEATON

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	80
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		