



PROPERTY DESCRIPTION

A beautifully presented and spacious detached home, in a sought after and popular cul-de-sac, benefiting from superb sea and Axe Valley views from the first floor. The property sits in an elevated position, and has just over 1,200 square feet of accommodation, which has been attractively refurbished to an excellent modern standard, whilst keeping a number of original features. The updates to the property include: a new gas fired boiler, a stylish new kitchen and a garage conversion creating a lovely home office or studio, and high quality replacement flooring throughout including oak parquet to hall and dining room.

The bright and light filled accommodation briefly comprises: on the ground floor: enclosed entrance porch, a re-fitted kitchen, separate dining room, shower room and a double bedroom / second reception room, a separate utility room accessed from a side door, which also provides access to the home office/ studio. On the first floor, there are two further bedrooms, a family bathroom, and good sized living room with stunning views.

There is onsite parking available on the double-width drive, and an enclosed private garden to the rear and side of the property, which makes a delightful setting for outside entertaining and al fresco dining. It is also a haven for garden birds.

FEATURES

- Elevated With Superb Views
- Detached Home
- Three Bedrooms
- Ground Floor Shower Room
- Home Office/ Studio
- Beautifully Presented and Bright
- Separate Utility Room
- Stylishly Fitted Kitchen
- Onsite Parking
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

An entrance porch, leads to the front door, and into the entrance hall, with easy rising stairs to the first floor, with storage cupboards beneath, door to a ground floor shower room, a door to the rear garden, and doors to the kitchen/ breakfast room, dining room, and bedroom/ reception room.

Kitchen/ Breakfast Room

A very stylish and modern kitchen, recently re-fitted by The Colyton Kitchen Company, principally fitted to three sides, with a matching range of wall base units, with fitted Neff appliances, including; dishwasher, hob, and two slide-and-hide ovens. Full height unit, incorporating a fridge, with waste and recycling bins beneath, and a pantry. There is a very useful breakfast bar and a serving hatch to dining room.

Dining Room

There is a good sized dining room, with a large window and stunning original glass wall, providing a light filled room, with a hatch to the kitchen.

Bedroom One

Another lovely and bright room, with sliding doors to the rear garden. The vendors currently use this room as a double bedroom, with a separate study area, but if preferred it could be a lovely reception room.

Shower Room/ WC

A useful ground floor shower room, comprising; a shower cubicle, vanity style wash hand basin, modern WC, and a radiator.

First Floor

First Floor

The landing is bright and light filled, with views of the rear garden, and a hatch to the roof space, which is insulated and part boarded. The landing also has a large airing cupboard, and doors off to: -

Living Room

A bright filled dual aspect room, which takes full advantage of the superb sea and Axe Valley views, this room would also make an excellent sized double bedroom, if a potential buyer would prefer a ground floor living room.

There are two good sized bedrooms on the first floor, again taking advantage of the superb sea views.

The bathroom at the end of the hallway, is fitted with a Pampas green suite, comprising; a cast iron panel bath, a pedestal wash hand basin with chrome taps, a new-production colour-matched close coupled WC with co-ordinating seat, and a radiator.

Outside

The property is approached via a tarmac entrance drive, which comfortably provides onsite parking for two vehicles, and leads to the front porch, which has a sliding glazed door.

The open plan front garden is laid to lawn, and is attractively landscaped with various trees, plants and shrubs, including fuchsias, lavender, and specimen peonies.

Rear Garden

There is a side gate at the top of the entrance drive, which leads into the back garden, where there is a path leading to the back of the house and steps up to the main patio, where there is a lovely patio area providing a delightful seating space. There is also a separate area, a sort of 'secret garden', which could make an additional seating area, and has a shed and attractive flower-beds.

Part of the boundary is edged with a 'Devon hedge', complete with a beautiful oak tree, and helps make the garden attractive and private.

The path continues round past the office/ studio and utility room, and the sliding doors to the ground floor bedroom, leading to a lean to green house to the other side of the garden that currently has established orange and lemon trees.

Office / Studio

The garage has been professionally converted to create a lovely office/ studio, and provides an ideal space, for a variety of uses, and has two sun tubes, recessed spot-lights fitted to ceiling, power points and a radiator, as well as a French door to the side garden and entrance gate.

Utility Room

The utility room can be accessed via the office, and has space and plumbing for washing machine, space for tumble dryer, and space for free standing freezer. There is also a recently replaced wall mounted gas boiler for central heating and hot water, and a small Belfast sink.

Council Tax

East Devon District Council; Tax Band E - Payable for the 01/04/2025 to 31/03/2026 financial year is £3,054.70

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.

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.

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.

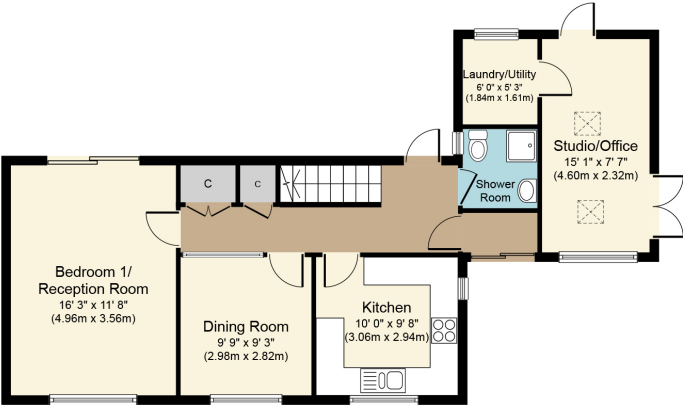
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

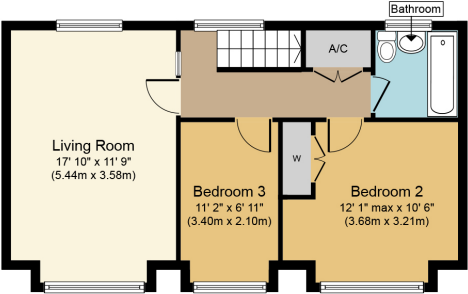
Monday to Friday 9am - 5:30pm and Saturday 10am - 2pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251





Ground Floor
Approximate Floor Area
716 sq. ft.
(66.5 sq. m.)



First Floor
Approximate Floor Area
548 sq. ft.
(50.9 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+)	A	62	83
(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	