



**John  
Wood  
& Co**

**90 Rowan Cottage, Queen Street, Seaton, Devon  
EX12 2SG**

**Coast &  
Country since 1977**

**Reduced £250,000 Freehold**



## PROPERTY DESCRIPTION

A charming two/three bed roomed period cottage presented in good order throughout, offering light and bright accommodation with the benefit of an enclosed rear garden.

The accommodation briefly comprises; on the ground floor, entrance porch, living/ dining room with an attractive feature fireplace, fitted with a log burner and new oak flooring, together with a galley style kitchen with a door to the back garden. The first floor has two bedrooms and a family bathroom, with the second floor benefiting from a hobbies room/ loft room or potential third bedroom. Outside, there is an enclosed garden to the rear providing a lovely setting for outside entertaining and al fresco dining. The rear garden benefits from a summer house and a gate giving rear access to Stock Lane and a place for bins.

## FEATURES

- Two/ Three Bedrooms
- Mid Terraced Cottage
- Charming Period Features
- Close to Town Centre, Shops and Cafe's
- Living/ Dining Room With Log Burner
- Enclosed Rear Garden
- Council Tax Band B
- Stylish Kitchen
- Close to Beach and Sea Front
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property: -

The property has the usual attributes of double glazed windows and gas fired central heating.

The property is approached via a pedestrian gate, which leads into a courtyard style garden to the front. The period front door leads into the entrance porch and through to the living/ dining room.

### Living/ Dining Room

Dual aspect, with windows to front and rear, Feature fireplace with log burner, feature exposed stone walls and newly fitted oak flooring. Stairs to first floor, with under stairs storage cupboard.

Door to: -

### Kitchen

Window to side. Half glazed door to side, giving access to the garden. The kitchen has been principally fitted to two sides, with a range of matching wall and base units. L shaped run of work surface with inset round sink, inset electric four ring hob with built in oven beneath. Space and plumbing for washing machine. Space for free standing fridge freezer.

### First Floor

#### Bedroom One

Window to front, picture rail, cast iron fire place. Built in wardrobes and drawers. Recently replaced carpet. Radiator.

#### Bedroom Two

Window to rear, radiator.

### Bathroom

Dual aspect, with obscure glazed windows to the side and rear. White suite comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Panel bath with wall mounted shower attachment and shower curtain. Heated ladder style towel rail. Built in airing cupboard containing hot water tank.

### Second Floor - Attic/ Hobbies Room or Potential Third Bedroom:

Restricted head height. Velux window and radiator.

### Rear Garden

The rear garden has a real charming cottage style feel, offering a lovely setting for outside entertaining and al fresco dining. The garden is paved for ease of maintenance and benefits from a good sized summer house fitted with electricity.

### Council Tax

East Devon District Council; Tax Band B - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,943.92.

### 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

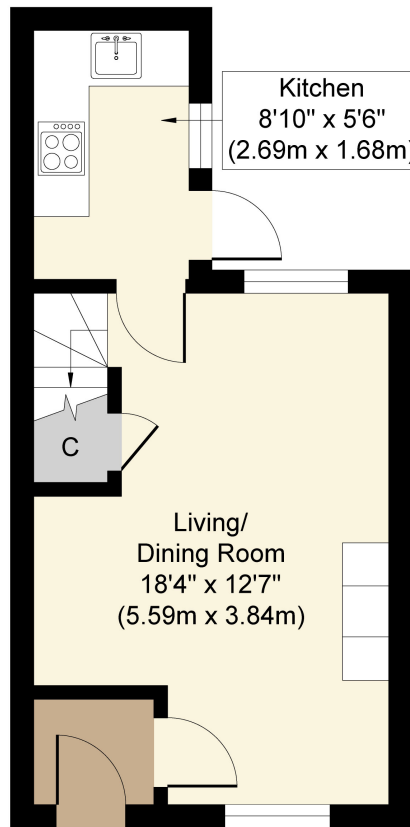
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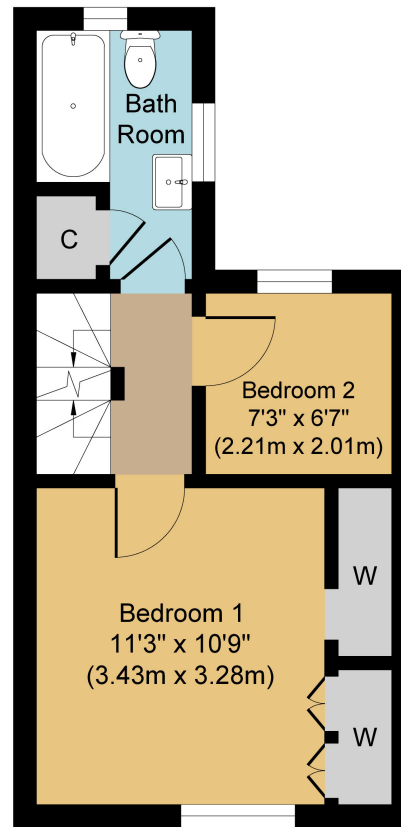
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

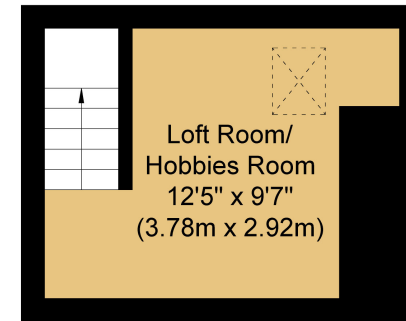
Redress Scheme provided by The Property Ombudsman: 08218195



**Ground Floor**  
 Approximate Floor Area  
 280 sq. ft  
 (25.99 sq. m)



**First Floor**  
 Approximate Floor Area  
 280 sq. ft  
 (25.99 sq. m)



**Second Floor**  
 Approximate Floor Area  
 106 sq. ft  
 (9.85 sq. m)

**Approx. Gross Internal Floor Area 666 sq. ft / 61.83 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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			