





## PROPERTY DESCRIPTION

An appealing and well-presented detached Coach House, in a fantastic position, close to the town centre, sea front, beach, shops, restaurants and amenities. The property benefits from onsite parking, a garage with a utility room, and a 10 year NHBC warranty, with 5 years remaining.

The spacious and light filled accommodation briefly comprises; open plan living /dining room with a stylishly fitted kitchen, two good sized bedrooms, and a bathroom. Outside, there is onsite parking to the front, a garden offering a lovely space for outside dining, and an integral garage.

This property comes to the market with no onward chain, and would make an ideal first purchase, 'lock up and leave' holiday home, or buy to let investment opportunity.



## FEATURES

- No Onward Chain
- Close to Beach and Sea Front
- 2 Bedroomed Coach House
- New Build 2019
- Open Plan Living Dining Kitchen
- 5 Years NHBC Remaining
- Onsite Parking
- Close to Town Centre, Shops and Amenities
- Garage with Utility Room
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property;

Front door into: -

### Entrance Hall

Radiator. Stairs to first floor.

### Open Plan Living/ Dining Room with Fitted Kitchen

#### Living Room/ Dining Room

Window to front. Door to good sized cupboard, with slatted shelf. Radiator.

#### Kitchen

Window to rear. The kitchen has been stylishly fitted to three sides, with a range of matching wall and base units, with white high gloss cupboard and drawer fronts with co-ordinating handles. L shaped run of work surface, with inset stainless steels sink and drainer with chrome mixer tap, with cupboards beneath, including built in dishwasher. Inset four ring gas hob, with built in oven beneath, and extraction over. Full height unit, incorporating fridge freezer.

#### Bedroom One

Window to front. Double doors to built in wardrobe cupboard. Radiator. Hatch to roof space, which is insulated and partly boarded, with a light and a loft ladder.

#### Bedroom Two

Window to rear. Radiator.

#### Bathroom

Obscure glazed window to rear. The bathroom has been stylishly fitted, with a white suite, comprising; close coupled WC with co-ordinating seat, wall mounted wash hand basin with chrome mixer tap. Panel bath with shower over and a glazed screen. Full tiling to walls. Ladder style towel rail.

#### Outside

The property is approached over a tarmac entrance drive, providing access to the garage, front door and front garden. The drive and offer ample onsite parking.

#### Garage

The good sized garage, benefits from light and power, with an up and over door. Obscure glazed window to rear. Door to utility room, with a small run of work surface, with built in washing machine beneath, and wall mounted boiler gas fired central heating and hot water above.

#### Front Garden

To the front of the Coach House, there is an area of lawn, with an area of gravel, providing a lovely outdoor seating area.

#### Tenure and Charges

The Coach House is freehold. Although we are advised that there is a yearly service charge of approximately £100 per annum.

#### Council Tax

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

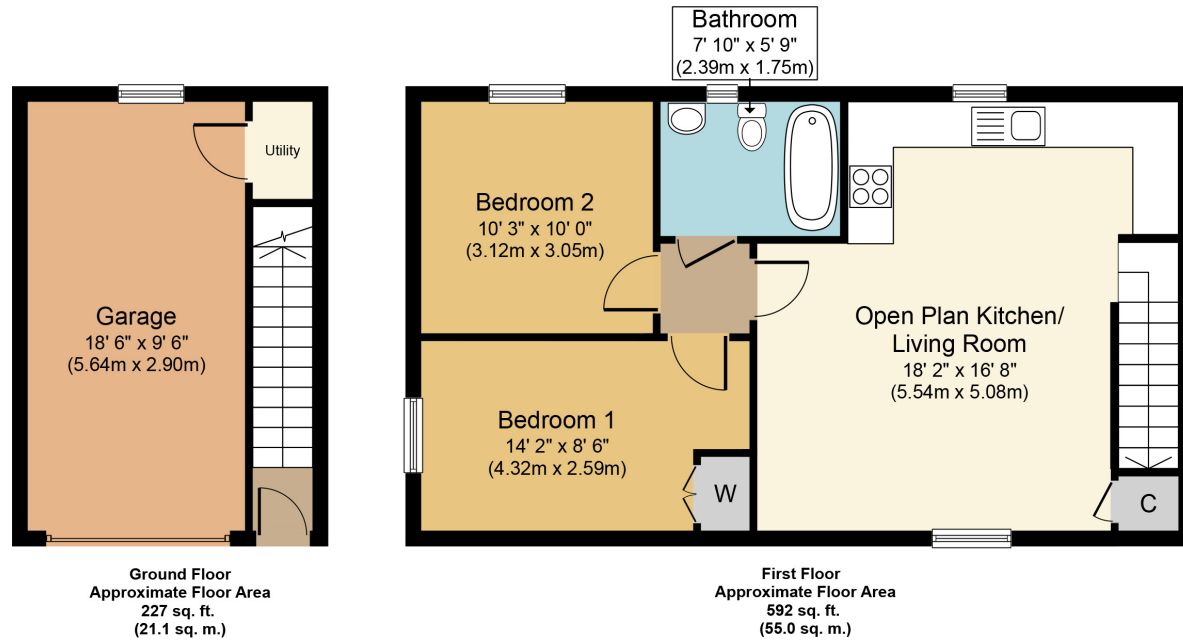
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

### 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



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			