



**John
Wood
& Co**

**Coast &
Country since 1977**

Stowford Heights, Seaton Down Close, Seaton

Guide Price: £475,000 Freehold



PROPERTY DESCRIPTION

* GUIDE PRICE - £475,000- £500,000*

An appealing and well presented three bedroom detached bungalow, located in a desirable and quiet cul-de-sac on the edge of Seaton. Constructed with colour washed rendered elevations with some brick detailing, under a tiled roof, the property has been significantly extended and improved by the vendors, and now offers three double bedrooms, master en-suite, family bathroom, living room, conservatory and kitchen/ dining room.

Outside is a single garage with additional onsite parking, together with easily maintained gardens. The property has the usual attributes of double glazed windows and gas fired central heating.

This property is sold with no onward chain, and would make a superb family home or holiday home.

FEATURES

- No Chain
- Detached Bungalow
- Lovely Views
- Three Bedrooms
- Master Ensuite
- Quiet Cul-de-Sac Location
- Conservatory
- Kitchen/ Dining Room
- Recently extended and updated
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

Obscure glazed front door and matching side panel into: -

Entrance Hall

Inner window to sitting room, small paned glazed door to Inner Hall. The entrance hall opens up at the rear through to the: -

Kitchen/ Dining Room

Dual aspect, double glazed windows to front and rear, the rear window having pleasing distant Axe Valley views. Obscure glazed door giving access to the rear garden.

The kitchen has been impressively fitted to two sides, with a range of oak fronted wall and base units with co-ordinating handles. L shaped run of granite work surface with inset butler sink with chrome mixer tap. Inset four ring Bosch gas hob. Range of cupboard and drawers beneath, including space and plumbing for dishwasher, and washing machine.

Splashback tiling with range of wall cupboards above, including two glass fronted display cupboards, and stainless steel extraction over hob. Full height unit, incorporating Smeg double fan assisted oven and grill, with space alongside for American fridge freezer, and a further full height shelved larder cupboard alongside. Radiator, Vinyl sheet floor.

Open archway through to: -

Living Room

Window and sliding patio doors to rear giving access to the conservatory. Inner obscure glazed screen and door to inner hallway.

Feature fireplace with composite stone surround with slate hearth fitted with log burning stove. Coved ceiling, Radiator.

Conservatory

Glazed to three sides providing attractive rural views of the hills beyond the Axe Valley. Pitched glazed roof, glazed door and steps to rear garden.

Returning to living room, door to: -

Inner Hallway

Door to built in cloaks cupboard, with hanging rail and shelf storage. Door to built in airing cupboard with factory insulated hot water cylinder, and fitted slatted shelved. Hatch to insulated roof space.

Further panel doors off to: -

Bedroom One

Window to front, coved ceiling, radiator. Double sliding mirrored doors to built in wardrobe cupboards.

Door to: -

Ensuite Shower Room

Obscure glazed window to side. Pastel suite comprising; shower cubicle with Mira electric shower, glazed shower door, pedestal wash hand basin with chrome taps, close couple WC with co-ordinating seat. Full tiling to walls, with co-ordinating ceramic tiling to floor. Wall mounted mirror. Heated chrome towel rail.

Bedroom Two

Window to front, coved ceiling, radiator. Door to built in wardrobe cupboard.

Bedroom Three

Two windows to side, radiator.

Bathroom

Obscure glazed window to side. Re-fitted to an excellent standard, white suite comprising; panel bath with chrome mixer tap, and a handheld shower attachment. Vanity sink with chrome taps in laminate surround, with conceal flush WC alongside. Full tiling to walls, wall mounted mirror, chrome ladder style towel rail, vinyl sheet floor.

Outside

The property is approached over a tarmac entrance drive, that approaches the front door, and extends at the side, giving access to the attached garage, and provides onsite parking.

The front garden is open plan and laid to lawn, with two fine specimen trees, including a substantial oak tree.

Garage

Electric roller shutter door, light and power. Wall mounted Worcester Bosch gas fired boiler for central heating and hot water. Storage space in pitched roof. Up and over garage door at the rear giving rear access.

At the side of the garage, a paved path runs alongside a cast stone wall, retaining the side garden at a higher level. This then joins a paved patio at the rear and the steps to the kitchen.

The rear garden has a good sized area of lawn, with an established flower and shrub border at the rear, which is bounded by a vertically boarded timber fence. There are pleasing outward views to the hills beyond the Axe Valley.

The lawn continues past the conservatory onto the far side of the bungalow, where there are steps up to the conservatory. There is a further paved patio area, and a gravelled utility/ storage area, with a timber gate giving secondary access to the front garden. Garden shed.

Council Tax

East Devon District Council, Tax Band D. Payable 2023/24 £2,280.37 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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

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 the title 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.

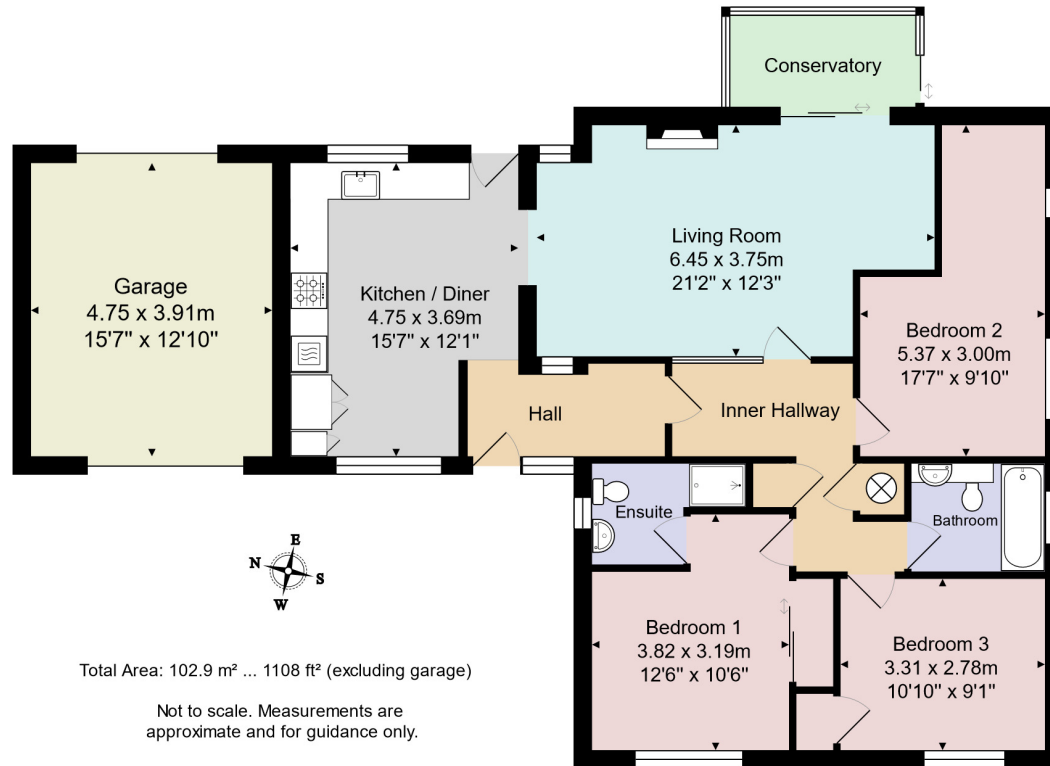
Opening Hours

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





Total Area: 102.9 m² ... 1108 ft² (excluding garage)

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	