



Coast &
Country since 1977

West Acres, Seaton, Devon

£325,000 Freehold



PROPERTY DESCRIPTION

No Chain A two bedroomed detached bungalow, located in a peaceful and popular cul-de-sac, benefiting from onsite parking in addition to the single garage, with front and rear gardens.

The spacious accommodation briefly comprises; entrance porch, living room, kitchen with a sea glimpse, rear porch, two double bedrooms, and a shower room. Outside, there is a garden to the front, a driveway providing onsite parking, an attached single garage, and an enclosed garden to the rear, offering a good degree of privacy, and providing a lovely setting for outside entertaining and al fresco dining.

Please note: The property is considered to be 'non-standard construction' as it was built with a steel frame, and is sold with no onward chain.

FEATURES

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Quiet Cul-De-Sac Location
- Front and Rear Gardens
- Single Garage and Driveway Parking
- Shower Room
- In need of Updating and Modernisation
- EPC Rating E





ROOM DESCRIPTIONS

The Property

Built with cast stone front elevations under a tiled roof, with the usual attributes of gas fired central heating and double glazed windows.

Entrance Porch

Part obscure glazed door leading into the entrance porch, which is glazed to two sides, and has a door leading into: -

Entrance Hall

Radiator. Door to airing cupboard housing the hot water cylinder. Door to storage cupboard.

Doors off to: -

Living Room

Two large picture windows to front. Coved ceiling. Radiator.

Kitchen

Window to rear offering pleasing sea glimpses. Door to rear porch.

The kitchen has been fitted to two sides, with a range of older style wall and base units. L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine. Inset space for cooker, with extraction above.

Rear Porch

Door to front, providing access to the front garden and a path leading round to the rear of the bungalow.

Bedroom One

Window to rear. Half glazed door to rear, providing access to the enclosed rear garden. Part coved ceiling. Sliding doors to built in wardrobe and separate built in cupboard. Radiator.

Bedroom Two

Large picture window to front. Coved ceiling. Radiator.

Shower Room

Obscure glazed window to rear. The shower room is fitted with an older style suite, which comprises; large walk in shower with sliding glazed door, pedestal wash hand basin with chrome taps, low level flush WC, full tiling to walls, and a radiator.

Outside

The property is approached over an entrance drive, which provides onsite parking, access to the single garage and a paved path, which leads to the entrance porch.

At the rear of the bungalow, there is a good sized enclosed garden, with areas of lawn and patio, together with a summer house and a green house. The garden offers a good degree of privacy, and makes a lovely setting for outside entertaining and al fresco dining.

Garage

Light and power. Up and over door.

Council Tax

East Devon District Council; Tax Band D - Payable 2024/25: £2,499.31 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

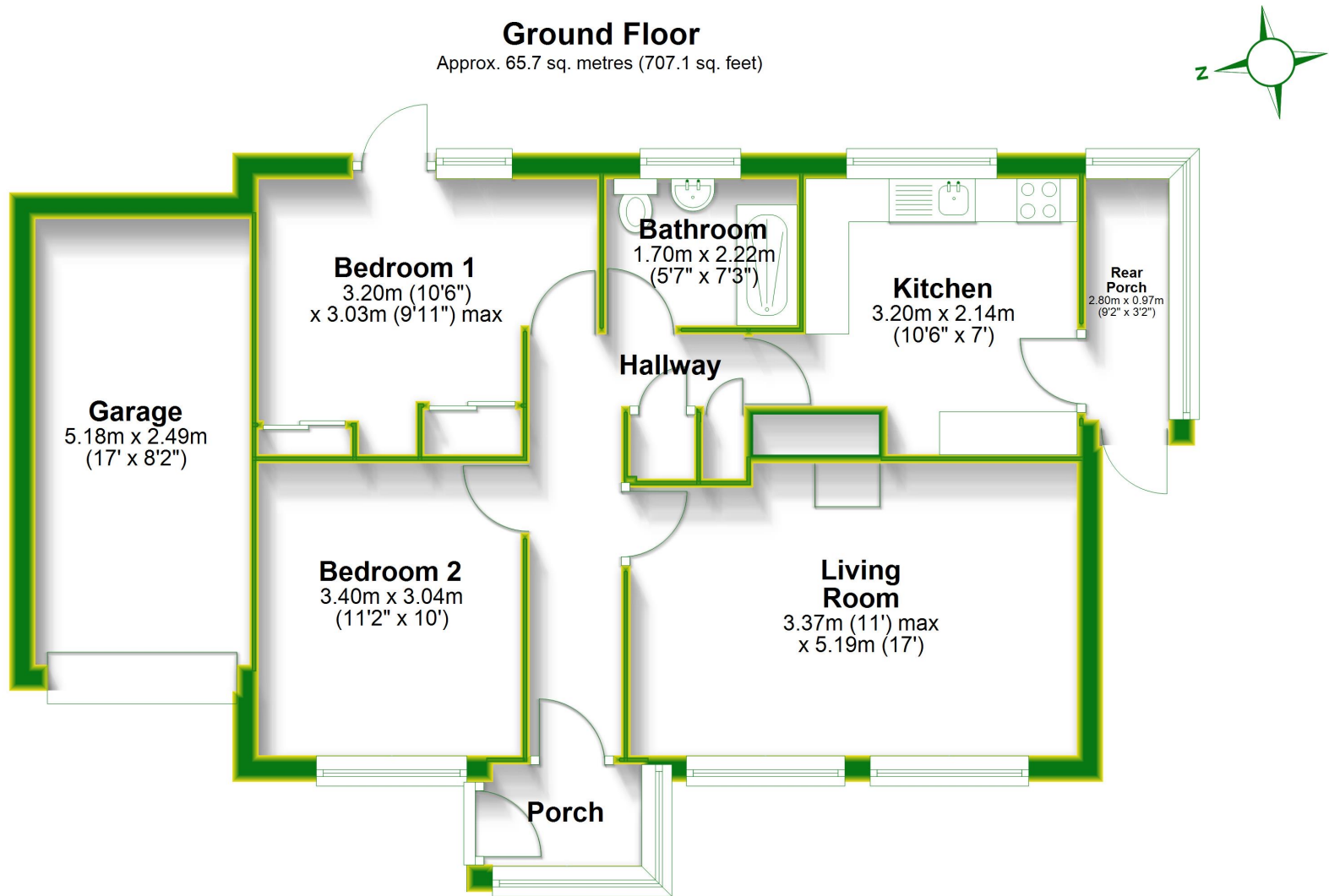
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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.

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



Total area: approx. 65.7 sq. metres (707.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	45	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	