





PROPERTY DESCRIPTION

An appealing and spacious three bedroomed semi-detached home, with the usual attributes of double glazed windows and gas fired central heating, located in a good position, close to the town centre, sea front and beach, with the benefit of two allocated parking spaces and an enclosed rear courtyard style garden.

The flexible and well-presented accommodation briefly comprises; on the ground floor, entrance hall, cloakroom, study, fitted kitchen/ breakfast room and living room, with the first floor having two double bedrooms, one benefiting from an en-suite shower room and built in wardrobes, a third single bedroom and a family bathroom. Outside, there is a small garden to the front, parking for two vehicles, and a courtyard style garden to the rear.

This property comes to the market with no onward chain and would make a lovely main residence, holiday home or buy to let investment.

FEATURES

- No Onward Chain
- Three Bedrooms
- Semi-Detached Home
- Close to Town Centre, Beach and Sea Front
- Enclosed Courtyard Style Rear Garden
- Ground Floor Cloakroom
- Stylishly Fitted Kitchen/ Breakfast Room
- Two Allocated Parking Spaces
- EPC Rating C.
- En-suite Shower Room





ROOM DESCRIPTIONS

The Property

The property can be approached from the front using the main front door or via the side gate which provides access in to the rear courtyard style garden, and has the benefit of two allocated parking spaces.

Ground Floor

The spacious entrance hall has stairs to the first floor with an under stairs storage cupboard and doors off the ground floor cloakroom, study, living room and the stylishly fitted kitchen, which is fitted to three sides with a range of wall and base units with high gloss door and drawer fronts and co-ordinating handles. U shaped run of work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. Inset four ring electric hob with a built in oven beneath and extraction above. Full height unit incorporating fridge freezer and microwave. The kitchen also houses the wall mounted Worcester boiler for gas fired central heating and hot water.

First Floor

There are two good sized double bedrooms and a third single bedroom. The principal suite benefits from an en-suite shower room, which is fitted with a white suite comprising; WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap, a good sized shower cubicle with bi-folding glazed door, and a heated ladder style towel rail.

The first floor also has a family bathroom, which is fitted with a white suite, comprising; WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap, panel bath chrome mixer tap and a radiator.

Rear Courtyard Style Garden

The garden can be accessed via the kitchen/ breakfast room, the living room, or via a side gate from the parking area, and is paved for ease of maintenance, with a garden shed.

Council Tax

East Devon District Council; Tax Band C Payable 2024/25: £2,221.61 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.

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 Colyton.

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.

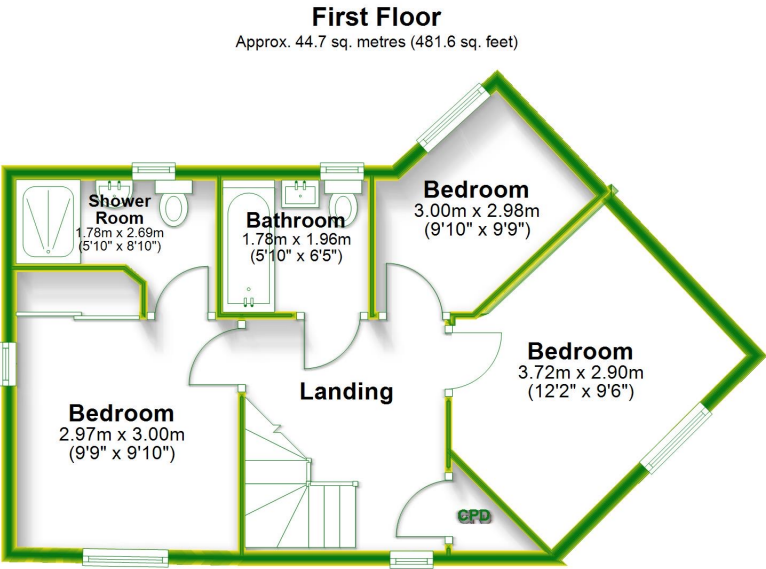
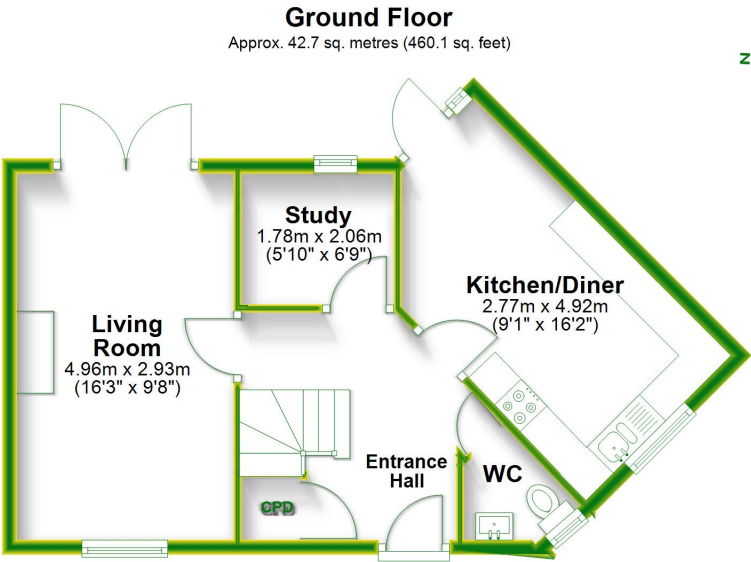
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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. 87.5 sq. metres (941.7 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 epsolutions.co.uk
Plan produced using PlanUp.

2 Garrett Close, SEATON

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	83
A		
(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		