





PROPERTY DESCRIPTION

No Onward Chain Offering spacious and versatile accommodation, an appealing three bedroomed detached bungalow located on a large corner plot, constructed with brick and part cast stone elevations, under an interlocking tiled roof. The property has the usual attributes of gas fired central heating and double glazed windows, and has been improved and extended in the past, but would now benefit from further improvement and updating.

The accommodation includes; entrance lobby, living room, kitchen/ dining room, conservatory, three bedrooms, principal en-suite shower room, and a family bathroom. Outside, the attached car port has been converted to provide an enclosed garden room, and the garage has been converted to provide a study or hobbies space, with a utility room at the rear.

There is ample onsite parking to the front of the bungalow, and the gardens, which are principally to the side and rear, feature a patio, an area of lawn, a pond, two garden sheds, and various seating and outside entertaining areas.

This Property comes to the market with no onward chain, and would make an ideal family home, retirement bungalow, second home, or investment.

FEATURES

- No Chain
- Detached Bungalow
- Three Bedrooms
- En-suite shower room
- Onsite Parking
- Gardens
- In need of refurbishment
- Garden Room
- Office / Hobbies Space
- Utility Room





ROOM DESCRIPTIONS

The Property:

Half obscure glazed leaded light uPVC front door into: -

Entrance Lobby

Obscure glazed windows to two sides. Obscure glazed door to: -

Conservatory

Glazed to three sides, under a sloping polycarbonate roof. Double doors to patio and garden. Feature cast stone wall. Wall light, radiator. Vinyl sheet flooring.

Returning to entrance lobby, twin obscure glazed door into: -

Living Room

Large double glazed picture window to side, giving attractive town and semi-rural views. Decorative fireplace surround. Coved ceiling with twin pendant lights. Radiator.

Door through to: -

Kitchen/ Dining Room

Dual aspect windows to front, and door to garden room. The kitchen area has been principally fitted to four sides, with a range of matching wall and base units with wood laminate door and drawer fronts, with co-ordinating handles.

Principally a U shaped run of laminate work surface, with inset one and a half bowl stainless steel sink and drainer, range of cupboards and drawers beneath, including space and plumbing for dishwasher. Inset space for gas cooker, with double oven. Splashback tiling with matching range of wall cupboards over, including extraction over cooker. Inset space for free standing fridge freezer. Radiator, vinyl sheet floor.

Returning to living room, obscure glazed door through to: -

Inner Hall

Door to boiler cupboard, with wall mounted Worcester Bosch gas fired boiler for central heating and hot water. Doors off to: -

Principal Bedroom

Window to rear, extensive range of built in wardrobe cupboards, with triple sliding doors, one with a mirrored section, fitted with shelves and hanging storage. Coved ceiling, radiator.

Door to: -

En-suite Shower Room

Window to side. White suite comprising; close coupled WC, wall mounted wash hand basin, and shower cubicle, fitted with Trident electric shower, splashback tiling, shower rail and curtain. Vinyl sheet floor.

Bedroom two

Window to side, coved ceiling, radiator.

Bedroom Three

Window to side, radiator.

Bathroom

Obscure glazed window to side. Full suite, comprising; panel bath with chrome taps, built in shower cubicle with thermostatic shower attachment. Close couple WC, wash hand basin with chrome taps, half tiling to walls, chrome ladder style towel rail, vinyl sheet floor.

Returning to kitchen/ dining room, door to: -

Garden Room

This former car port has been enclosed from the front entrance drive, with a uPVC decorative panel, and door giving pedestrian access to the front garden. This makes an attractive garden room with a sloping polycarbonate roof.

Obscure glazed door into: -

Office/ Study or Hobbies Space.

The former garage has been converted to provide a home office/ study or hobbies space.

Double glazed window to front. Obscure glazed door to the rear garden. Consumer control unit. Radiator.

Obscure glazed door to: -



Utility Room

Dual aspect, windows to side and rear. Run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath. Space and plumbing for washing machine, space for tumble dryer.

Outside

The property is approached over a black paved entrance drive, which provides parking for a number of vehicles, and is edged by gravel borders, to the front and the rear of the boundary wall.

Gardens

The garden can be accessed from the conservatory, with double doors giving onto a paved patio, which fronts an area of lawn with mature planting to the side.

The gardens can also be accessed from the office/ study or hobbies space, which gives onto a further paved patio at the rear of the bungalow, which has a substantial timber building at the rear. This leads round to a further small enclosed patio garden, with an Arbor.

On the other side of the patio, a gravelled pathway leads down past a pond, to a further garden shed, and more mature planting. On the other side of the gravelled pathway, access leads back to the lawn and conservatory.

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.

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.

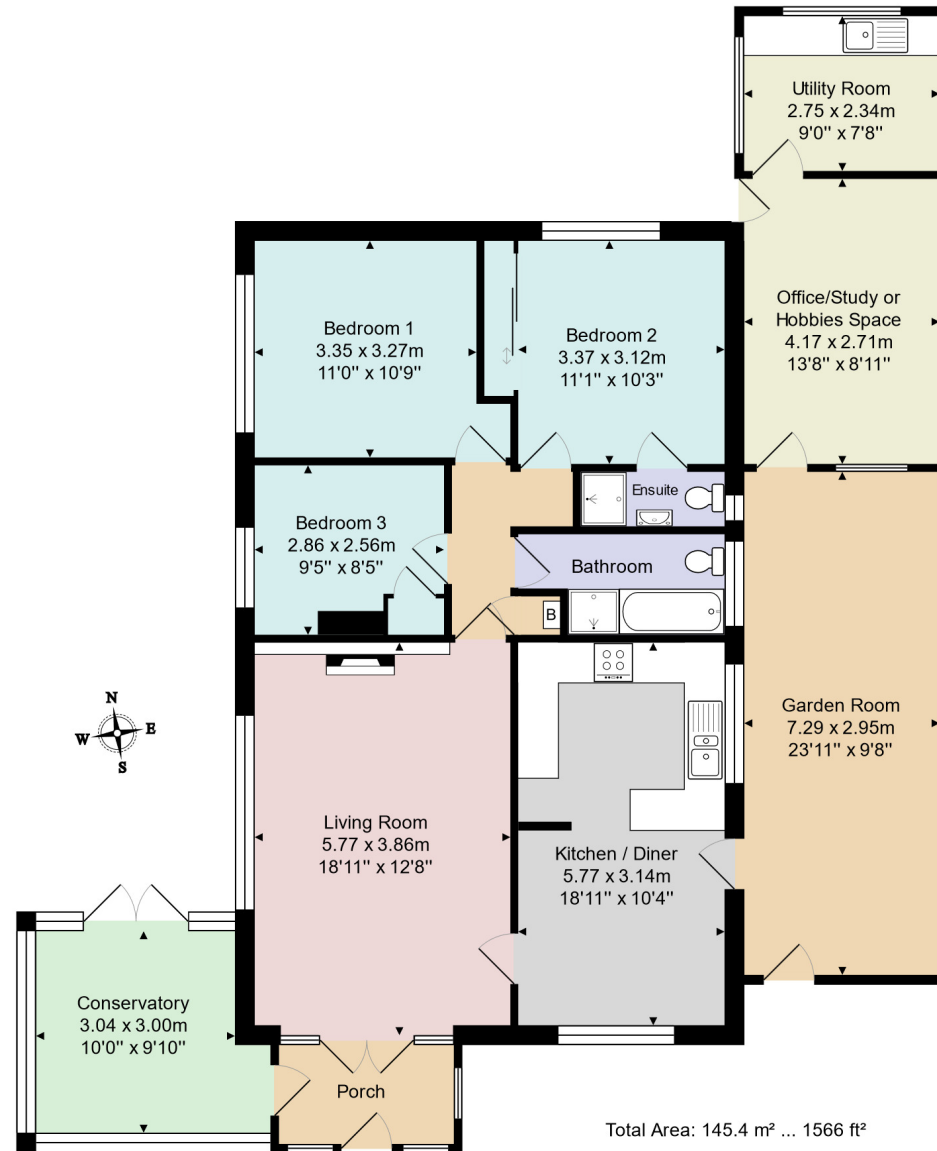
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



Total Area: 145.4 m² ... 1566 ft²
 Not to scale. Measurements are approximate and for guidance only.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 58 | |
| (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 | | | |