



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Harepath Road, Seaton, Devon**

**£350,000 Freehold**



## PROPERTY DESCRIPTION

A well presented semi-detached, three bedroomed chalet style home, constructed we believe, in the 1940's, with colour washed rendered elevations under a tiled roof, and has the usual attributes of double glazed windows and gas fired central heating.

The property has been maintained and updated in the past, but now would benefit from some minor updating and improvement. The spacious and flexible accommodation offers, entrance hall, sitting room, dining room, kitchen, utility room, bathroom, two bedrooms on and a conservatory on the ground floor, with a further good sized double bedroom, with an en-suite WC on the first floor.

Outside, there is a large double garage at the front, with additional onsite parking and an attractive enclosed garden at the rear, with a garden shed.

This property comes to the market with no onward chain, and would make an ideal family home, second home or buy to let investment.

## FEATURES

- No Chain
- Three Double Bedrooms
- Semi-Detached Chalet Style Bungalow
- Lovely Gardens
- Ensuite WC
- Dining Room
- Fitted Kitchen
- Separate Utility Room
- Double Garage
- Onsite Parking





## ROOM DESCRIPTIONS

### The Property:

Door to: -

### Entrance Conservatory

Glazed at the front, under a sloping double glazed roof, gives glimpses to the hills beyond the Axe Valley. Twin radiators, tiled floor and additional casual seating area.

Part colour washed timber into: -

### Entrance Hall

Stairs to first floor. Two radiators. Timber stripped flooring. Door to built in boiler and airing cupboard, with a wall mounted Worcester Bosch gas fired boiler for central heating and hot water, together with fitted shelves. Archway through to: -

### Dining Room

Glazed patio doors, giving access to side patio, which links round to the patio at the rear of the property. Covered ceiling. Radiator. Set of double part glazed doors into: -

### Sitting Room

Internal double glazed window to conservatory. Covered ceiling. Feature fireplace opening, fitted with an electric log burning stove.

Returning to entrance hall, obscure glazed door into: -

### Bedroom Two

Internal window to entrance conservatory. Covered ceiling. Radiator. Door to shelved storage cupboard.

### Bedroom Three

Window to side, under stair recess suitable for wardrobe cupboard. Radiator.

### Bathroom

Obscure glazed window to side. Pastel suite comprising; panel bath with mixer tap, thermostatic shower over with glazed shower screen, concealed flush WC with laminate shelf. Built in vanity basin with matching laminate surround and range of cupboard beneath. Mirrored wall mounted unit over with pelmet lighting and storage cupboard. Half tiling to walls, full tiling to bath and shower area. Chrome ladder style towel rail. Ceramic tiled floor.

### Kitchen

Two windows to rear, one into rear conservatory. Half glazed door and side window into utility room. The kitchen has been principally fitted to the rear and to one side, with a range of matching wall and base units, with cream door and drawer fronts with co-ordinating handles. Extensive run on work surface, with inset single bowl stainless steel sink and drainer with mixer tap. Inset four ring gas hob. Range of cupboard and drawers beneath, including built under Siemens fan assisted oven and grill, space and plumbing for washing machine or dishwasher, space for tumble dryer or under counter fridge. Splashback tiling with stainless steel extraction above hob and two sets of wall mounted cupboards. Space for free standing fridge freezer. Half tiling to walls. Radiator. Ceramic tiled floor.

### Utility Room

Sloping polycarbonate roof. Half glazed door giving access to front, together with a second half glazed door giving access to rear garden. Run of laminate work surface with inset composite sink with chrome mixer tap. Space and plumbing beneath for washing machine, space for tumble dryer. Range of built in drawers and storage cupboards.

Returning to entrance hall. Stairs to first floor.

### First Floor - Galleried Landing

Window to wide. Door to: -

### Bedroom One

Large dormer window to front, giving most attractive views to the hills beyond the Axe Valley. Radiator. Door to eaves storage space. Two further doors giving access to roof space.

Door to: -

### En-suite WC

Pedestal wash hand basin with chrome taps, splashback tiling. close couple WC with timber seat, Chrome ladder style towel rail.

### Outside

The property is approached over a hardstanding parking space, directly in front of the substantial double garage.

### Garage

Of colour washed masonry construction, under a fibreglass roof. Up and over door. A timber gate and steps to the side rise up to a concrete path, which leads round to the side of the garage and steps to the entrance conservatory.

### Gardens

The remaining front garden is gravelled, and has a range of mature plants.

To the side of the bungalow, a timber gate leads into a small courtyard, with a door leading into the utility room.

The rear garden comprises; an attractive paved patio, that runs the width of the bungalow, and continues round to the side of the property, where there are patio doors to the dining room. The patio also has a garden conservatory, with double glazed windows, and entrance door under a polycarbonate roof, and provides an ideal space for outside entertaining.

The patio fronts the rear garden, which is retained at high level, by a colour washed wall, with circular paved steps rising up to a good sized area of lawn, with an inset gravelled bed, together with a fine specimen tree.

The rear garden also contains an open fronted summer house and further specimen planting. At the top of the rear garden, there is a gravelled seating area, a garden store and a 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.

### 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.

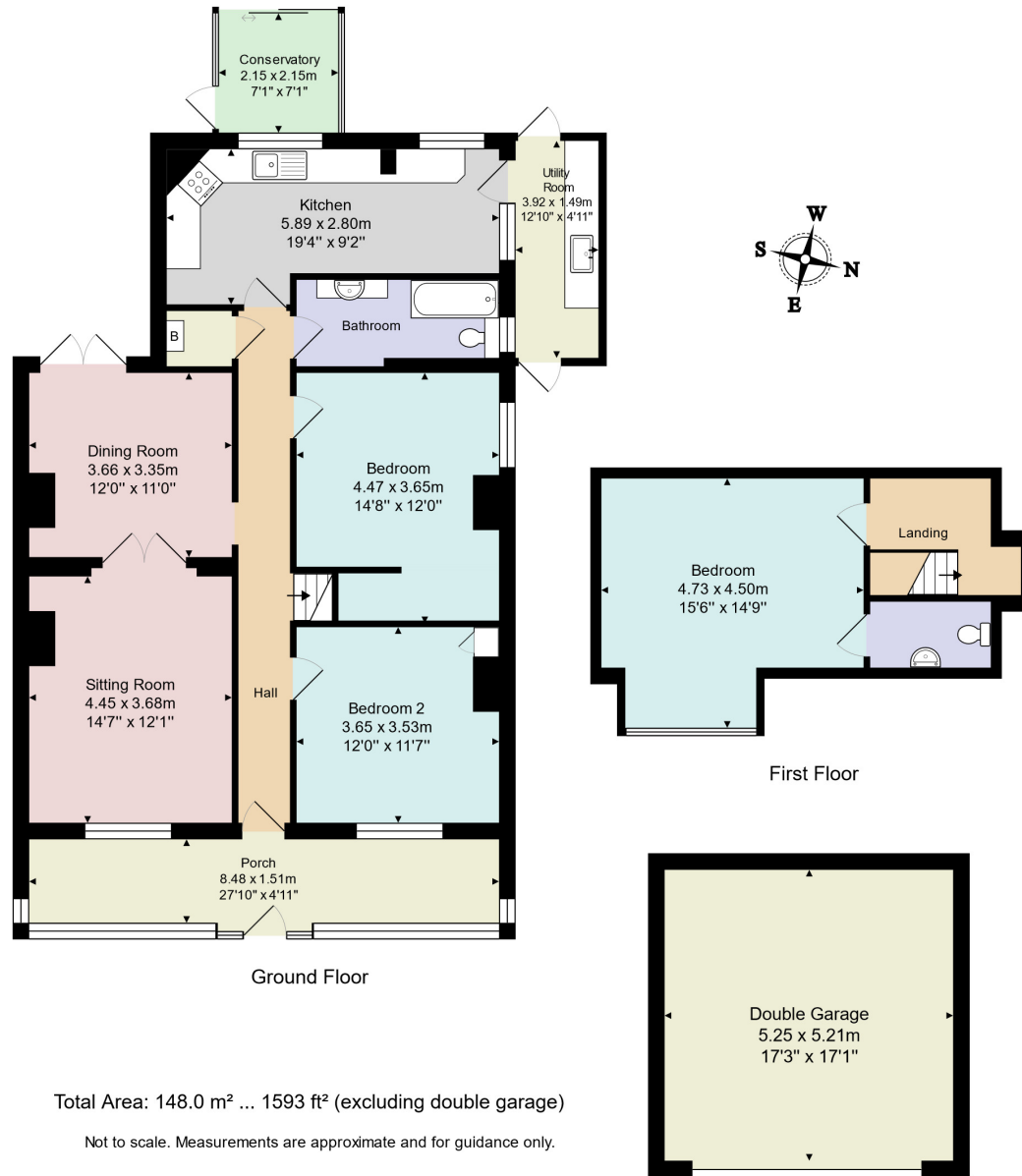
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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: 148.0 m<sup>2</sup> ... 1593 ft<sup>2</sup> (excluding double 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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>			
		60	81
England, Scotland & Wales			
EU Directive 2002/91/EC			