



**John
Wood
& Co**

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York Road, Seaton, Devon

Reduced £245,000 Freehold



PROPERTY DESCRIPTION

* No Chain* A well presented and appealing two bedroom terraced cottage, located only a short distance from the town centre and seafront. Constructed with brick elevations under a tiled roof, the property has been comprehensively refurbished and modernised throughout and has the usual attributes of gas fired central heating and double glazed windows.

The accommodation comprises; living room, attractive refitted kitchen/ breakfast room, utility cloakroom, two double bedrooms and refitted bathroom. There is a south facing enclosed decked courtyard to the rear and on street parking is available outside the property.

This property is sold with no onward chain, and would make an ideal family home, holiday home, or buy to let investment.

FEATURES

- No Onward Chain
- 2 Double Bedrooms
- Living Room
- Kitchen Breakfast Room
- Bathroom
- Garden
- Utility / Cloakroom
- Close to Town Centre, Beach and Sea Front
- Viewing Recommended
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

Attractive part glazed composite door with top window into:-

Entrance Lobby

Downlighter to ceiling. Timber part glazed door into:-

Sitting Room

L-shaped 12' 11" x 13' 1" (3.94m x 3.99m) reduces to 9' 5" (2.87m) maximum overall.

Window to front. Feature wall mounted gas living flame fire. Radiator.

Returning to entrance lobby, opens through to:-

Kitchen / Breakfast Room

19' 5" x 8' 10" (5.92m x 2.69m) includes stairs and under stairs cupboard. Windows to front and rear. Patio doors give access to garden. Attractive modern refitted kitchen, fitted to two sides with a range of matching grey high gloss door and drawer fronts with stainless steel handles. Run of white laminate quartz effect work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap. Splash back tiling. Range of cupboards beneath with built-in refrigerator and space for under-counter freezer. Further run of work surface with inset four ring induction hob. Range of cupboards and drawers beneath with inset single oven and grill.

Splash back tiling with matching wall cupboards and extraction over hob.

Door to under stairs storage cupboard. Radiator. Attractive ceramic tiled floor. Timber cottage style door to:-

Utility / cloakroom

Window to rear. White suite comprising; close-coupled WC and wash hand basin with chrome mixer tap with white high gloss cupboard beneath. Run of laminate work surface with wall mounted cupboard over. Wall mounted Vaillant gas fired boiler for central heating and hot water with programmer alongside. Ceramic tiled floor.

Returning to kitchen, stairs to:-

First Floor

Window on landing. Oak cottage style doors off to:-

Bedroom One

Maximum overall 10' 4" x 9' 10" (3.15m x 3.00m).

Window to rear. Door to airing cupboard: with hot water cylinder, back-up immersion heater and slatted shelf.

Hatch to insulated roof space. Radiator.

Bathroom

Feature glass light block to rear. Refitted white suite comprising; panel bath with chrome mixer tap and shower attachment over. Circular wash hand basin with chrome mixer tap and cupboard beneath. Close-coupled WC with coordinating seat. Full tiling to walls. White ladder style heated towel rail. Downlighters and extraction to ceiling. Vinyl wood effect flooring.

Bedroom Two

Maximum overall 12' 9" x 7' 4" (3.89m x 2.24m). Window to front. Radiator.



Outside

The property is approached directly from York Road. At the rear of the cottage is a pleasant south facing enclosed decked garden with refuse storage area at the side. External light and power.

Council Tax

East Devon District Council; Tax Band B - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,943.92

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.

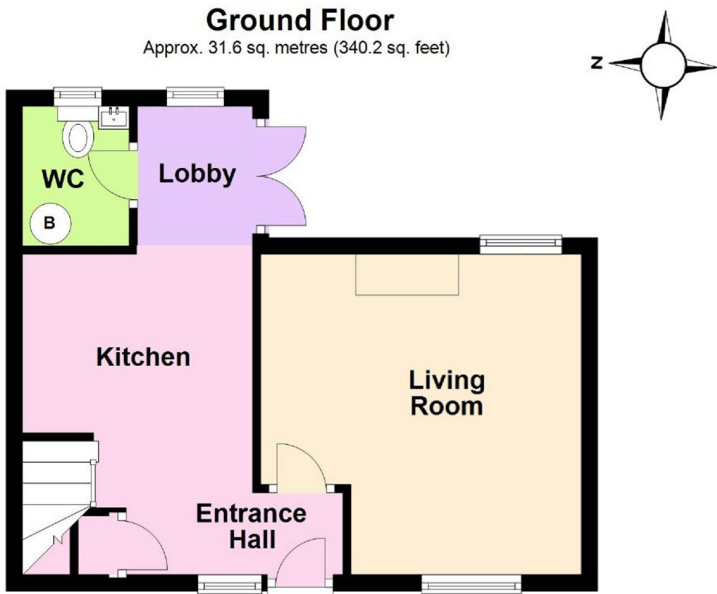
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. The Agent has not had sight of the title 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.

Redress Scheme provided by The Property Ombudsman: 08218195.



Total area: approx. 58.2 sq. metres (626.0 sq. feet)

This drawing is not to scale and is a representation only. No responsibility is taken for any errors that may result
Plan produced using PlanUp.

