

**John  
Wood  
& Co**



**Bunts Knoll Bunts Lane, Seaton, Devon EX12  
2HT**

**£735,000 Freehold**

**Coast &  
Country since 1977**



## PROPERTY DESCRIPTION

A most attractive and beautifully presented four bedroomed detached period house, located on one of the Premier Roads in Seaton, with outstanding coastal and Lyme Bay views. Constructed with brick elevations under a tiled roof, build we believe in the 1930's, this delightful character home has a number of period features including an original front door, panel doors with cottage style latches, deep skirting boards and a fine parquet floor.

The spacious and versatile accommodation includes entrance hall, living room with a log burner, separate dining room and kitchen/breakfast room on the ground floor with the first floor comprising four bedrooms, master en-suite shower room, and a family bathroom.

There are landscaped gardens to the front and attractive gardens to rear, providing an excellent degree of privacy, with areas of lawn, gravel, and patio, with various seating areas, a feature pond and a summer house.

## FEATURES

- Detached Home
- Four Bedrooms
- Kitchen/Breakfast Room
- Living Room with Log Burner
- Master En-Suite
- Family Bathroom
- Landscaped Gardens
- Beautifully Presented Throughout
- Superb Sea Views
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

#### Open Fronted Entrance Porch

Original leaded light and half glazed front door and matching side windows into:-

#### Entrance Hall

A spacious entrance hall with a most appealing stripped and polished parquet floor. Easy rising stairs to first floor. Radiator. Panel doors off to:-

#### Living Room

Triple aspect uPVC double glazed leaded light window to front provides attractive town and Lyme Bay views. uPVC double glazed leaded light window to side. uPVC double glazed French doors to rear gives access to patio and attractive garden views. Feature fireplace, fitted with a log burner. Two radiators.

#### Dining Room

uPVC double glazed leaded light window to front provides attractive town and Lyme Bay views. Original corner fireplace with painted carved surround, tiled inset and hearth. Picture rail. Radiator. Square archway through to: -

#### Kitchen/Breakfast Room

Dual aspect uPVC double glazed window to side. uPVC double glazed French doors to rear gives access to patio and attractive garden views. The kitchen has been stylishly fitted, with a range of modern wall and base units, with high gloss cream door and drawer fronts. On one side of the kitchen, is an L shaped run of work surface, with inset one and a half bowl ceramic sink and drainer, with chrome mixer tap, with cupboards below, including built in dishwasher, and further storage above.

On the other side of the kitchen, is a further L shaped run of work surface, with inset four ring induction hob, with cupboards below and above, including built under freezer. Full height unit incorporating double oven and grill, with further storage above and beneath. Breakfast bar with built in storage, including built in fridge, making a delightful seating area. Door to cloak cupboard. Underfloor heating.

Door to: -

#### Utility Area

Half glazed uPVC door giving access to side and rear garden. Space and plumbing for washing machine. Space for tumble dryer. Space for free standing fridge freezer.

Door to Cloakroom, with a Close couple WC and a corner vanity style wash hand basin, with chrome mixer tap and cupboard beneath. Attractive half tiling to walls.

#### Returning to entrance hall

Easy rising stars to first floor.

#### Galleried Landing

With attractive period staircase and uPVC double glazed window at half landing gives most attractive garden views. Picture rail. Door to built-in airing and boiler cupboard; with wall mounted Ideal gas fired boiler for central heating and hot water. Factory insulated hot water cylinder with back up immersion heater. Fitted slatted shelves. Further panel doors with cottage style latches off to:-

#### Bedroom One

uPVC double glazed leaded light window to front provides magnificent panoramic views over the Axe Valley, Haven Cliff, the harbour and Lyme Bay. Range of built in wardrobes. Radiator. Cottage door to:-

#### En-Suite Shower Room

uPVC obscure glazed window to rear. Stylish suite, comprising close coupled WC, with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and built in storage below. Walk in shower, with glazed screen and attractive tiling to walls. Ladder style towel rail. Underfloor heating.

#### Bedroom Two

uPVC double glazed leaded light window to front provides most appealing panoramic views over the Axe Valley, Haven Cliff and Lyme Bay. Radiator.

#### Bedroom Three

uPVC double glazed leaded light window to front provides panoramic Lyme Bay views. Radiator.

#### Bedroom Four

uPVC double glazed leaded light window to rear provides most appealing garden views. Radiator.

#### Bathroom

uPVC obscure glazed window to rear. Stylish suite, comprising close coupled WC, with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and built in storage below. Panel bath, with chrome mixer tap, fitted with a Triton electric shower and a glazed screen. Attractive part tiling to walls. Hatch to roof space. Ladder style towel rail. Underfloor heating.

#### Outside

The property is approached over a tarmac entrance drive that rises up between dwarf brickwork walls to the parking and turning area directly in front of the house. The front garden has been attractively landscaped, and includes the facility for an EV charging point.

Access to the rear garden is obtained either from the patio doors from the living room, the kitchen or from the side of the house by a wooden pedestrian gate and a gravelled pathway which leads round past the door to the utility area, to storage area. A gravelled path continues round to a paved patio directly behind the living room patio doors. The rear garden has been landscaped on several levels with individual seating areas, areas of lawn and patio, a summer house with power, a greenhouse and a feature pond.

The rear garden provides a good degree of privacy, and makes a delightful setting for outside entertaining and alfresco dining, and provides a most attractive feature to this stunning property.

#### Council Tax

East Devon District Council; Tax Band E - Payable 2023/24: £2,920.20 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.

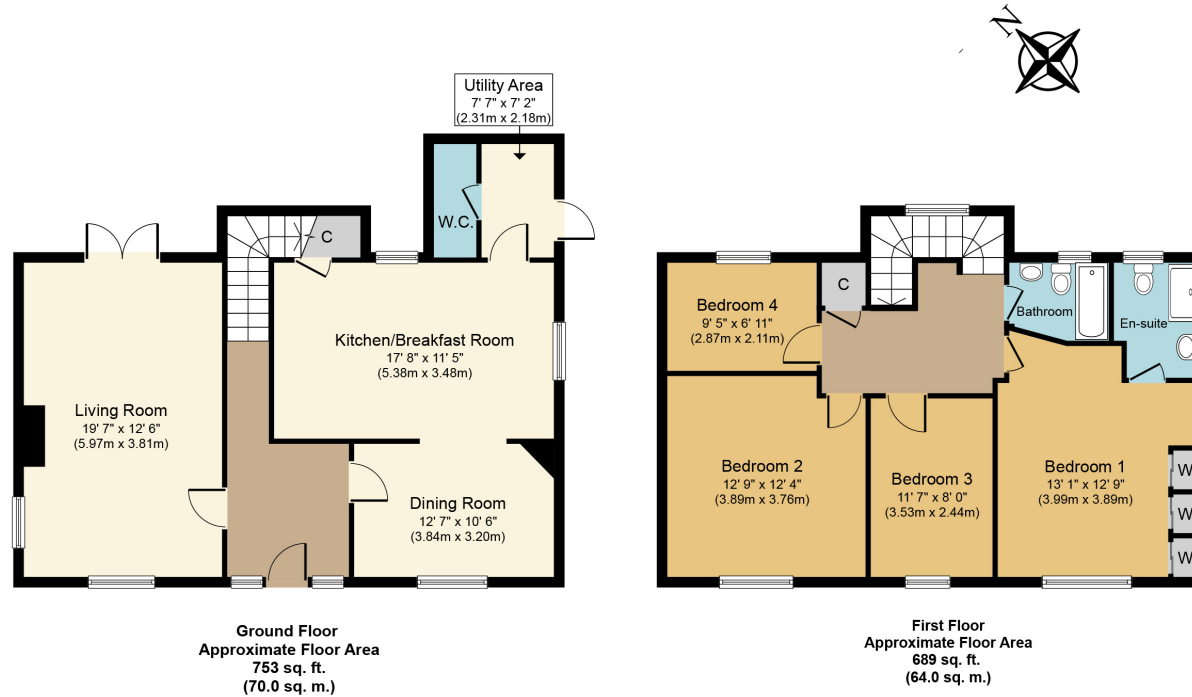
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

#### 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



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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>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	