



Coast &
Country since 1977

Harepath Road, Seaton, Devon

£325,000 Freehold



PROPERTY DESCRIPTION

An appealing and recently improved three bedroomed end of terraced house, located in a convenient and level position for the town centre, shops, restaurants, cafe's, beach and sea front, with the benefit of ample onsite parking, an enclosed rear garden and a workshop.

Constructed using a steel frame (this is considered 'non-standard construction'), with brick, colour washed and tiled elevations under a tiled roof. The property has recently been improved including the installation of gas fired central heating, the construction of a south facing conservatory off the living/dining room, and replacement double glazed windows and doors.

The spacious and flexible accommodation includes; on the ground floor, entrance hall, living/ dining room, conservatory, kitchen, separate dining room or office, utility room and WC. The first floor has two double bedrooms, one benefiting from superb countryside and sea views, a single bedroom and a shower room. Outside, the property has a patio to the rear, a workshop/ home office, together with a driveway at the front with ample onsite parking.



FEATURES

- NO CHAIN
- Three Bedrooms
- Ground Floor WC
- Countryside and Sea Views
- Ample Onsite Parking
- Recently Installed Gas Fired Central Heating
- All Windows and Doors Recently Replaced
- Workshop to rear
- Close to Town Centre, Beach and Sea Front
- South Facing Conservatory





ROOM DESCRIPTIONS

The Property:

Part obscure glazed front door into: -

Entrance Hall

Easy rising stairs to first floor, cupboard under stairs. Radiator.

Doors to the living/dining room and dining room/ office.

Living / Dining Room

Large picture window to front. Coved ceiling. Two radiators.

Door to: -

Conservatory

Glazed to three sides with double doors giving access to the gardens.

Dining Room/ Home Office

Coved ceiling. Radiator.

Steps down to: -

Kitchen

Window to rear giving superb countryside views. The kitchen has been fitted to three sides with a matching range of wall and base units with oak door and drawer fronts. L shaped laminate work surface with inset one and a half bowl stainless steel sink and drainer with mixer tap with cupboards beneath including built in fridge. Inset four ring electric hob with extraction over. Inset space for cooker.

Obscure glaze door to: -

Utility Room

Window to side. L shaped run of work surface with a matching range of wall and base units. Inset one bowl stainless steel sink and drainer with chrome mixer tap. Space for free standing fridge/ freezer. Space and plumbing for washing machine. Radiator. Hatch to roof space. Door to rear garden.

Door to: -

WC

Obscure glazed window to rear. White suite comprising: Close couple WC with co-ordinating seat, wall mounted wash hand basin with mixer tap. Wall mounted Ideal gas fired boiler for central heating and hot water. Radiator.

Returning to entrance hall, stairs to: -

First Floor

Door to airing cupboard with slatted shelving. Radiator.

Doors off to: -

Bedroom One

Large picture window to rear with pleasing countryside and sea views. Radiator. Built in wardrobe with sliding door and hanging rail.

Bedroom Two

Large picture window to font. Built in wardrobe with sliding door and hanging rail. Radiator. Hatch to roof space.

Bedroom Three

Window to front. Radiator.

Shower Room

Obscure glazed widow to rear. White suite comprising close couple WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboards beneath. Walk in shower cubicle with electric shower and glass sliding door. Full tiling to walls. Radiator. Dimplex electric heater.

Outside

The property is approached over a tarmac entrance drive, giving ample space for onsite parking.

At the side of the property, there is an area of patio providing access to the conservatory and the rear garden, where there is a further area of patio, providing the opportunity for outside seating and entertainment.

The path then leads to a very useful workshop/ home office with power and light, which could have annex potential, with colour washed masonry construction under a flat roof.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

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 Colyford.

Disclaimer

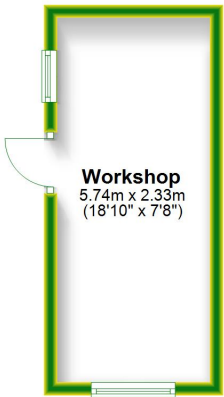
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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**

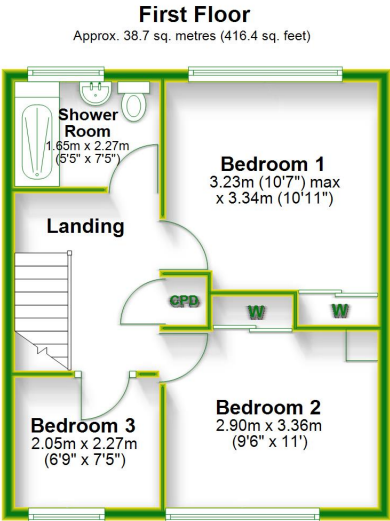
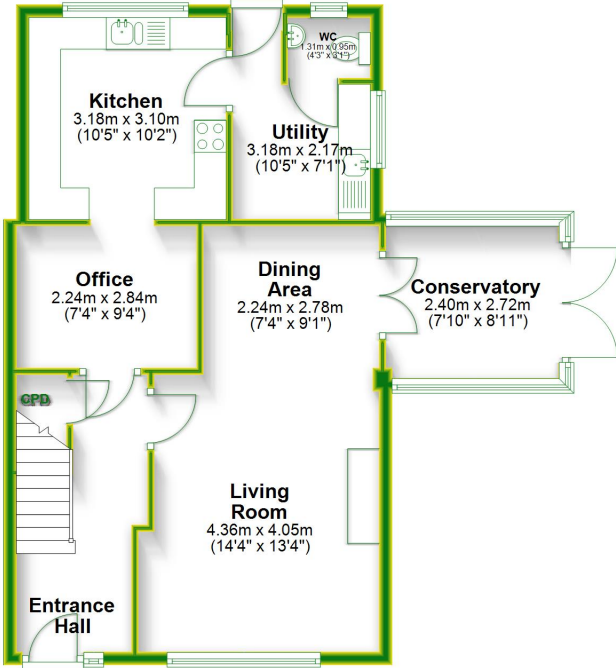
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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



Ground Floor
Approx. 63.7 sq. metres (685.9 sq. feet)



Total area: approx. 102.4 sq. metres (1102.3 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 epc solutions.co.uk
Plan produced using PlanUp.

212 Harepath Road, SEATON

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		