





## PROPERTY DESCRIPTION

**\*No Chain\*** A spacious four bedroomed detached bungalow, that benefits from a garden/ dining room, an enclosed private rear garden, ample on-site parking and two en-suite bathrooms. Constructed with brick elevations under an interlocking tiled roof, with the usual attributes of double glazed windows, and gas fired central heating.

The accommodation briefly comprises; entrance hall, sitting room, garden room/ dining room, kitchen, four bedrooms, one with an en-suite bathroom, and one with an en-suite shower room, together with a family bathroom and separate WC. Outside, is a delightful enclosed and landscaped garden to the rear, and ample onsite parking to the front.

The bungalow comes to the market chain free, and has been maintained in reasonable order throughout, but would now benefit from some internal re-decorating and modernisation.



## FEATURES

- No Chain
- Four Bedrooms
- Detached Bungalow
- Two En-suites
- Garden/ Dining Room
- Close to Beach and Sea Front
- Enclosed and Private Rear Garden
- Ample OnSite Parking
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

Obscure glazed front door with matching side panel into -

### Entrance Hall

Radiator.

Door too: -

### Sitting Room

Large Bay window to front, radiator. Fitted Electric fire. Coved ceiling.

Door to: -

### Bedroom One

Window to front. Coved ceiling. Radiator. Large hatch to roof space, which is partly boarded with a loft ladder. Double doors into built in wardrobe covered with shelf and hanging rail. Door to: -

### En-suite Bathroom

Obscured glazed window to side. White suite comprising: close coupled WC with co-ordinating seat, vanity wash hand basin with Chrome mixer tap and range of cupboards beneath. Bidet, Panel bath with shower attachment over, handrail and bi folding glazed screen. Full tiling to walls including dado feature. Large Chrome ladder style towel rail.

Returning to sitting room, double sliding doors to: -

### Dining Room / Garden Room

Large Bay window to rear overlooking garden. Glazed door to side providing access to the garden. Coved ceiling.

Door to: -

### Bedroom Two

Large Bay window to rear providing attractive views of the garden. Coved ceiling. Radiator. Extensive range of built in wardrobe cupboards and storage including space for vanity. Door to: -

### En-Suite Shower Room

White suite comprising WC with coordinating seat, wall mounted wash hand basin with chrome taps, walk in shower cubicle fitted with a Mira Sport electric shower and shower curtain.

Returning to entrance hall. Doors off to-

### Kitchen

Internal window and door providing access to dining room. The kitchen has been principally fitted to two sides with a range of matching wall and base units with cream door and drawer fronts with white handles. Run of work surface with inset composite 1 and a half bowl sink and drainer with mixer tap, with cupboards and drawers beneath, including space and plumbing for washing machine. Space for free standing oven with extraction over. Full height cupboard to one side with a factory insulated hot water cylinder and slatted shelves above. On the opposite side of the kitchen is another run of work surface with drawers and cupboard beneath and further wall mounted cupboards over. Space for freestanding fridge freezer with shelf above. Space for freestanding fridge with storage cupboard over. Part tiling to walls.

### Bedroom Three

Window to front coved ceiling, radiator

### Bedroom Four

Window to rear overlooking garden. Coved ceiling. Radiator. Vanity sink with Chrome taps, cupboard beneath and wall mounted mirror over with splashback tiling.

### Bathroom

Obscure glazed window to side. Vanity sink with mixer taps and cupboards beneath. Radiator. Panel bath with shower attachment over and Chrome taps. Part tiling to walls

### Separate WC

Obscure glazed window to side. WC with co-ordinating seat.



### Outside

The property is approached over a tarmac entrance drive, providing ample onsite parking. To the front of the property, there is a landscaped garden area, fronted with an attractive stone wall.

To the front of the property, are two steps, with a handrail, which provides access to the front door to the property.

To the side of the property is a gate, providing external access to the rear garden.

### Rear Garden

The enclosed rear garden, has areas of patio and lawn, featuring a pond, a greenhouse and a shed. The garden offers an excellent degree of privacy and makes a delightful setting for alfresco dining and outside entertaining.

### Additional Information: -

We are advised that the property has double glazed windows, gas fired central heating and is connected to mains sewerage.

### Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,027.00 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.

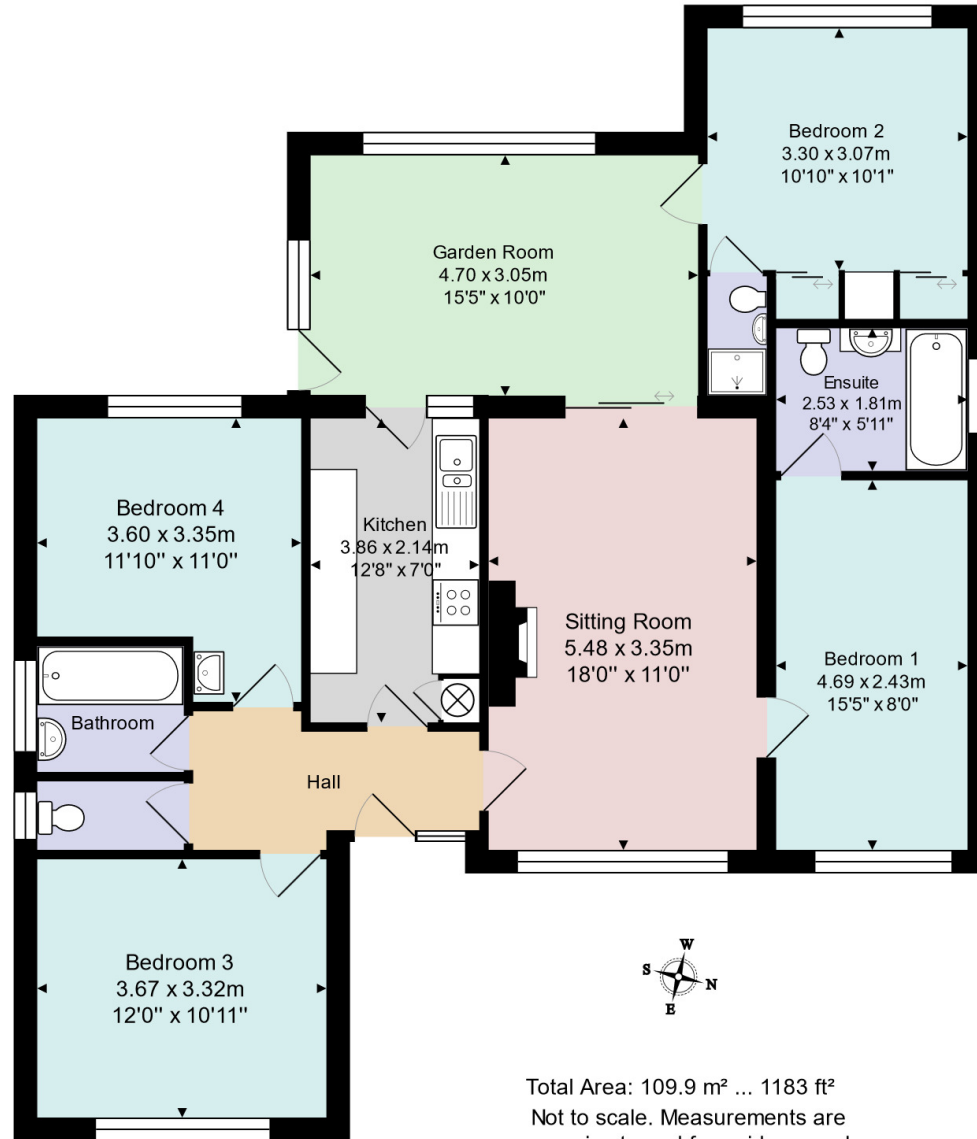
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup>  
 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>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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			