





PROPERTY DESCRIPTION

A three bedroomed, south-facing, detached bungalow, in a convenient position for the beach, sea front, town centre, restaurants and cafes, with the benefit of onsite parking, a garage and a good sized enclosed rear garden. The property is presented in good order, having just been re-carpeted and re-decorated throughout.

The spacious, light and bright accommodation briefly comprises; entrance hall, living room, kitchen/ breakfast room, three bedrooms, two doubles and one single/ study, together with a stylishly fitted shower room. Outside, there is onsite parking to the front, a front lawn, a garage and a good sized rear garden with areas of patio and lawn. The rear garden offers a lovely setting for outside entertaining and al fresco dining.

FEATURES

- No Chain
- Detached Bungalow
- Three Bedrooms
- Recently Redecorated
- Stylishly Fitted Shower Room
- Kitchen/ Breakfast Room
- Enclosed Rear Garden
- Onsite Parking
- Single Garage
- EPC Rating D





ROOM DESCRIPTIONS

The Property: -

The bungalow has the usual attributes of double glazed windows and gas fired central heating.

The property is approached over a paved and gravelled parking area, which leads to the garage, and also gives access to the front lawn and a paved path that leads to the front door.

The Well Presented Accommodation: -

The spacious entrance hall has a hatch to the roof space, which is partially boarded with a light and a built in ladder, and doors off to the living room, the kitchen/ breakfast room, three bedrooms and shower room.

Living Room

Window to front. Radiator. Feature exposed brick fireplace.

Kitchen/ Breakfast Room

Windows to rear, obscure glazed door to rear giving access to the garden. The kitchen is fitted to two sides with a range of matching wall and base units. L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome taps, with cupboards beneath including space and plumbing for washing machine. Space for free standing cooker. Space for free standing fridge freezer in alcove. Three cupboards giving ample pantry and storage space.

Bedrooms

There are two good sized double bedrooms and a third single bedroom/ study.

Shower Room

Obscure glazed window to rear. The shower room has been stylishly fitted with a white suite, comprising; close coupled WC, vanity style wash hand basin with chrome mixer tap and cupboards beneath. Corner shower cubicle with sliding curved doors. Chrome ladder style towel rail. Full tiling to walls.

Enclosed Rear Garden

The garden can be accessed from the kitchen/ breakfast room, or a path at the side of the property and has a paved patio offering a lovely seating area, with a large area of lawn. The garden offers a delightful setting for al fresco dining and outside entertaining.

Garage

Manual up and over door. Light and power. Wall mounted boiler for gas fired central heating and hot water.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2026 to 31/03/2027 financial year is £2,362.76

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

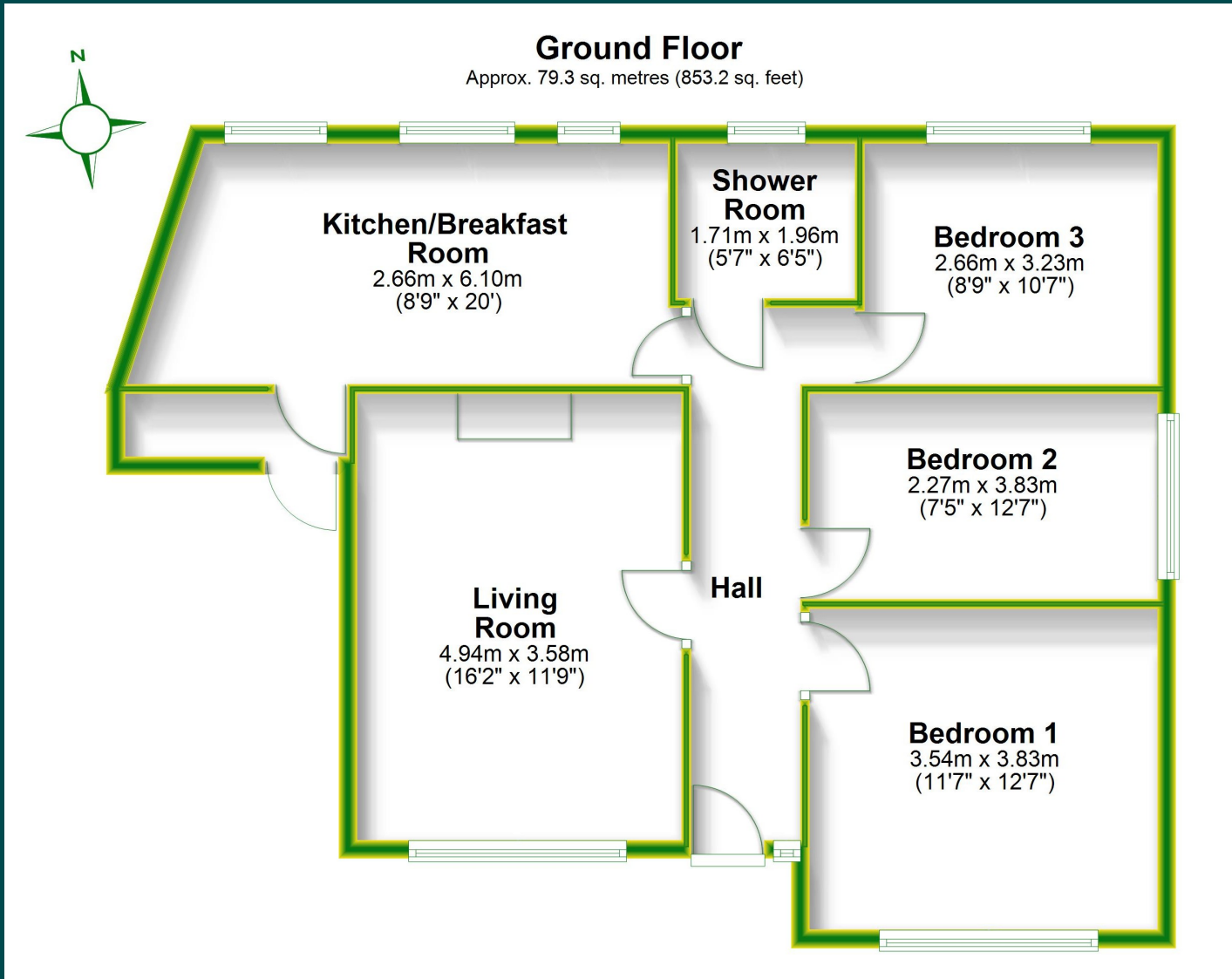
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without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

Redress Scheme provided by The Property Ombudsman: 08218195



Total area: approx. 79.3 sq. metres (853.2 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 epsolutions.co.uk

Plan produced using PlanUp.

