





## PROPERTY DESCRIPTION

A well-presented and spacious three bedroomed semi-detached bungalow, with the usual attributes of double glazed windows and gas fired central heating, benefiting from delightful countryside and sea views, a garage and a lovely open plan kitchen/ living room/ dining room.

The accommodation briefly comprises; a very good sized open plan living room and fitted kitchen, a family bathroom and separate WC, three good sized double bedrooms, one having superb country side and sea views. Outside is an enclosed garden to the front and side, taking maximum advantage of the superb views, a shed, a paved patio and a single garage.

This much loved and well-kept bungalow would make an ideal main home, holiday home or buy to let investment opportunity.

## FEATURES

- Three Bedrooms
- Semi-Detached Bungalow
- Corner Plot
- Open Plan Living Dining Kitchen
- Pleasing Countryside & Sea Views
- Light and Bright Accomodation
- Well Presented Throughout
- Close to Town Centre, Beach and Sea Front
- EPC Rating D
- Garage and Parking
- Council Tax Band C





## ROOM DESCRIPTIONS

### The Property:-

The bungalow can be approached from the front, via a pedestrian gate, giving access to the front and side garden and a path leading to the front door. The bungalow can also be accessed from the rear, where there is a single garage, with one parking space directly in front and a set of steps leading to the gardens and the bungalows rear porch.

### Entrance Hall

Radiator. Hatch to roof space, which is partially boarded, with a light and a descending ladder.

Door to:-

### Open Plan Living Dining Kitchen

Window to side, and two double doors, giving access to the gardens and offering delightful sea views, Haven Cliff and the hills towards the Axe Valley. Two radiators. The kitchen has been stylishly fitted to two sides with a range of matching wall and base units with co-ordinating handles. On one side of the kitchen, there is a run of work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher and built in washing machine. Please note, the dishwasher is presently not in use).

On the other side of the kitchen, there is an L shaped run of work surface, with inset four ring gas hob with extraction over and built in oven beneath. Full height unit incorporating built in fridge freezer. The L shaped run of workface forms a useful breakfast bar.

Door to:-

### Rear Porch

Door to rear garden. Door to a cloakroom, which is fitted with a white suite comprising; close coupled WC, wall mounted wash hand basin with chrome mixer tap. The cloakroom also houses a wall mounted gas fired boiler for central heating and hot water.

Returning to entrance hall, doors off to:-

### Bedroom One

Dual aspect, with windows to the side and the front, offering delightful sea views, Haven Cliff views and the hills towards the Axe Valley. Picture rail. Radiator.

### Bedroom Two

Window to front. Picture rail. Radiator.

### Bedroom Three

Window to rear. Picture rail. Radiator.

### Bathroom

Obscure glazed window to rear. The bathroom is fitted with a white suite, comprising; WC, vanity style wash hand basin with chrome mixer tap and cupboards beneath. Corner shower cubicle with sliding curved doors. Corner bath with chrome mixer tap. Chrome ladder style towel rail.

### Outside

The bungalow benefits from gardens to the front, side and rear, with areas of lawn and patio to the front and side, with a gravelled area to the rear, which benefits from a garden shed.



### 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

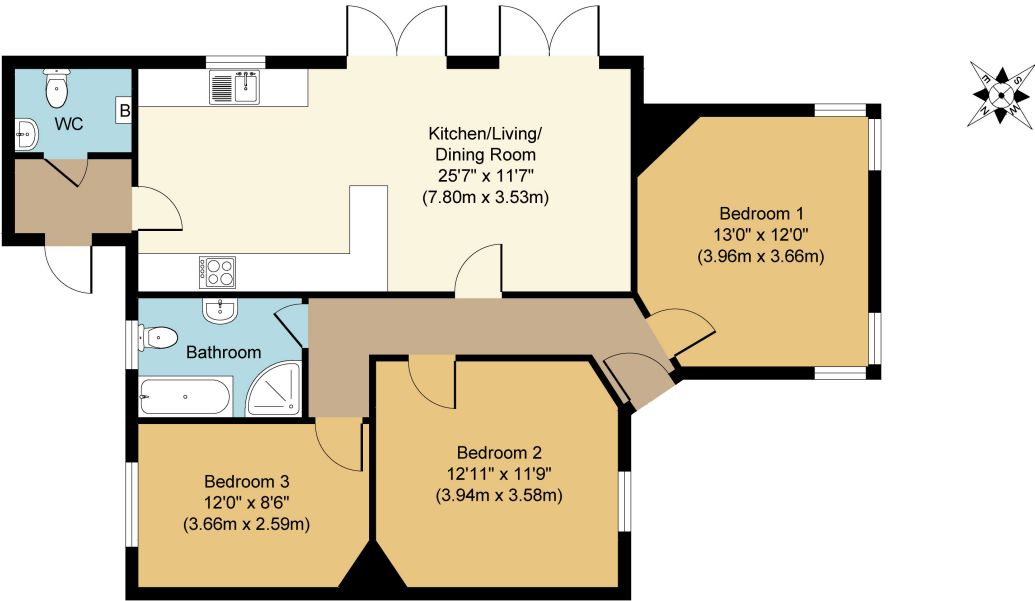
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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



Approximate Floor Area  
900 sq. ft  
(83.64 sq. m)

Approx. Gross Internal Floor Area 900 sq. ft. (83.64 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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