



**John
Wood
& Co**

**Coast &
Country since 1977**

Boundary Park, Seaton, Devon

£485,000 Freehold



PROPERTY DESCRIPTION

A beautifully presented and recently renovated four bedroomed detached house, located in a quiet cul-de-sac in the popular Boundary Park area, benefiting from a garage, ample onsite parking and an attractive rear garden offering a good degree of privacy and makes a delightful setting for this superb home.

The spacious and flexible accommodation briefly comprising; on the ground floor, entrance hall with a cloaks cupboard, a good sized sitting room / family room, a stylish kitchen/ dining room, a second reception room or study, and a WC. With the first floor comprising; a galleried landing, three good sized double bedrooms, with the master bedroom having an en-suite shower room and built in wardrobes, together with a fourth bedroom and a family shower room.



FEATURES

- Beautifully Presented Detached Home
- Bright and Spacious
- Recently Renovated Throughout
- Stylish Kitchen/ Dining Room
- Four Bedrooms
- Master En-suite Shower Room
- Ground Floor WC
- Good Sized Sitting/ Family Room
- Ample Onsite Parking
- Garage





ROOM DESCRIPTIONS

The Property:

Part obscure glazed front door with matching side window into: -

Entrance Hall

Radiator, coved ceiling. Stairs to first floor. Door to cloaks cupboard. Door to WC.

Doors off to: -

Sitting Room / Family Room

Window to side. Sliding doors to rear, providing access to the gardens. Coved ceiling. Radiator with cover.

Reception Room / Study

Window to front. Coved ceiling. Radiator. Presently used as a second sitting room, but this room has a number of uses, including a study or a ground floor bedroom.

Kitchen/ Dining Room

Window and door to rear. The stylish and beautifully presented kitchen is principally fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset one and a half bowl sink and drainer with chrome mixer tap, with cupboards beneath, including built in dishwasher and built in washing machine. Inset five ring gas hob with cupboards and drawers beneath and extraction over. Full height unit, incorporating double oven and grill and built in fridge freezer. Radiator.

WC

White suite, with a close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboards beneath, radiator.

Returning to entrance hall -

Stairs to first floor.

First Floor Landing

Window to side. Hatch to roof space. Door to airing cupboard, with slatted shelves, and hot water cylinder.

Doors off to: -

Bedroom One

Window to rear. Radiator. Sliding mirrored doors to built in wardrobe. Door to: -

En-suite Shower Room

White suite comprising; close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap, and cupboards beneath. Wall mounted mirrored cupboard. Shower cubicle, with sliding curved doors. Chrome ladder style towel rail. Full tiling to walls.

Bedroom Two

Window to front. Radiator. Sliding mirrored doors to built in wardrobe.

Bedroom Three

Window to rear. Radiator. Bi-folding doors to built in wardrobe.

Bedroom Four

Window to rear. Radiator.

Shower Room

Obscure glazed window to side. White suite comprising; close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap, and cupboards beneath. Wall mounted mirrored cupboard. Shower cubicle, with sliding curved doors. Chrome ladder style towel rail. Full tiling to walls.

Outside

The property is approached over a tarmac entrance drive, which leads to the front door and garage, and provides ample onsite parking.

The rear garden, can be accessed via the sitting room/ family room, the the kitchen, or a side gate by the garage, and offers a good degree of privacy, with areas of patio and lawn, and provides a delightful setting for outside entertaining and al fresco dining.

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