





PROPERTY DESCRIPTION

An appealing and recently updated two/ three bed roomed detached bungalow, only a short distance to the town centre, shops, restaurants, beach and seafront. Constructed with brick and clad elevations under an interlocking tiled roof, the property has the usual attributes of double glazed windows and gas fired central heating. The bungalow has been recently updated, including a stylishly re-fitted kitchen, a new gravel drive, and a log burner installed in the sitting/ dining room.

The spacious and flexible accommodation briefly comprises; entrance hall, sitting/ dining room, re-fitted kitchen, two double bedrooms, a third single bedroom or study, cloakroom, and shower room. Outside, at the front and side there is ample onsite parking, and a single garage, and at the rear is a level enclosed garden featuring a summerhouse and greenhouse.



FEATURES

- Detached Bungalow
- Enclosed level garden
- Stylishly Re-fitted Kitchen
- 2/ 3 Bedrooms
- Close to Town Centre, Beach and Sea Front
- Level Plot
- Spacious and Flexible Accommodation
- Log Burning Stove
- Onsite Parking
- Garage with Utility Area





ROOM DESCRIPTIONS

The Property:

Part obscure glazed front door into:-

Entrance Hall

Door to storage cupboard with shelves. Hatch to roof space, which has a loft ladder for access, and is insulated, and partially boarded, with a light. The loft space also houses the gas fired boiler for central heating and hot water.

Door to:-

Sitting/ Dining Room

21' 2" x 11' 1" (6.45m x 3.38m). Two windows to side. Coved ceiling. Recently fitted log burning stove. Door through to:-

Kitchen

9' 7" x 7' 2" (2.92m x 2.18m), plus cupboard. Also accessed from entrance hall.

Window to rear. The kitchen has been stylishly re- fitted to three sides with a range of matching wall and base units. L shaped run of worksurface with inset sink and drainer with chrome mixer tap. Range of cupboards and drawers beneath. Splashback tiling with matching wall cupboards over. Door to pantry cupboard. Inset space for range cooker with extraction over. Radiator.

Returning to entrance hall, doors off to:-

Bedroom One

14' 10" x 9' 11" (4.52m x 3.02m). Window to rear. Coved ceiling. Radiator.

Bedroom Two

10' 10" x 9' 8" (3.30m x 2.95m). Window to rear. Coved ceiling. Radiator.

Bedroom Three/ Study/ Hobbies Room

7' 10" x 7' 8" (2.39m x 2.34m). Window to side. Coved ceiling. Radiator.

Cloak Room

Obscure glazed window to front White close-coupled WC. Half tiling to walls. Ceramic tiled floor.

Shower Room

Obscure glazed window to front. White suite comprising; wall mounted wash hand basin with chrome taps and corner shower cubicle fitted with sliding glazed doors and Mira Sport electric shower. Full tiling to walls.. Chrome ladder style towel rail. Ceramic tiled floor.

Outside

The property is approached over a gravelled entrance drive for ease of maintenance, and offers ample onsite parking, leading to the front door, the single garage, and a wooden gate providing access to the rear garden.

Garage

15' 10" x 8' 0" (4.83m x 2.44m). Up and over door, with light and power, and a door and window to rear. Space and plumbing for washing machine.

Rear Garden

The rear garden is enclosed to all sides with timber panel fencing and has been landscaped for ease of maintenance. The garden features a large area of gravel, flower and shrub borders, a summerhouse and greenhouse.

The garden offers a delightful setting for outside entertaining and al fresco dining.



Services

We are advised that mains water, drainage, electricity and gas are connected.

Energy Performance Certificate (EPC)

Please note; the EPC is low, however, the vendors replaced the boiler in 2021 and this should have increased the EPC rating.

Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,123.78 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.

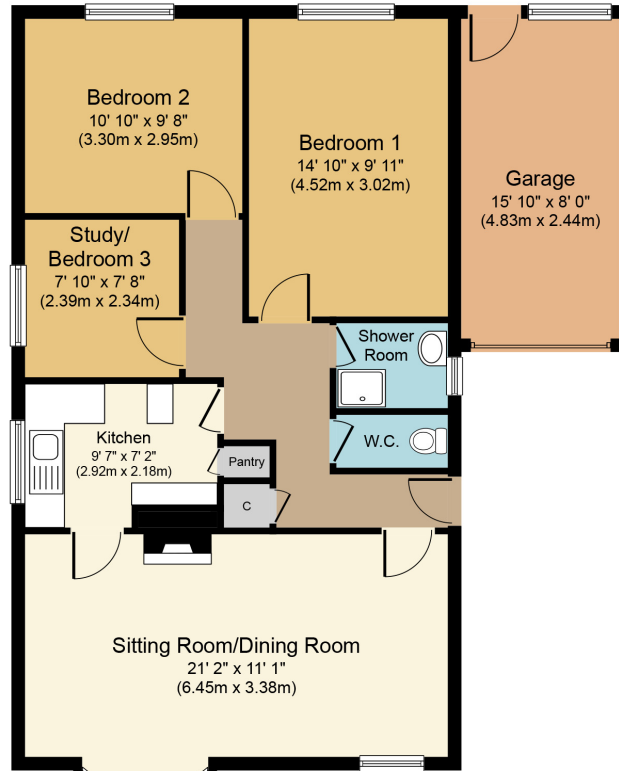
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



Approximate Floor Area
 959 sq. ft.
 (89.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			