





PROPERTY DESCRIPTION

A well presented three bedroomed semi-detached house, with the usual attributes of double glazed windows and gas fired central heating, benefiting from its excellent location, close to the Town Centre, shops and restaurants, Sea Front and beach, together with the schools.

The spacious and flexible accommodation briefly comprises; on the ground floor, entrance hall, living/ dining room, conservatory, kitchen, study or bedroom four, and a utility room with a separate WC, with the first floor having three double bedrooms and a family bathroom. Outside, there is a good sized area of lawn to the front of the property, with an enclosed garden at the rear, which offers a good degree of privacy, and is paved for ease of maintenance.

FEATURES

- Semi-Detached Home
- Three / Four Bedrooms
- Excellent Sized Living/ Dining Room
- Separate Utility Room with WC
- Close to Town Centre, Beach and Sea Front
- On Street Parking Available
- Enclosed Rear Garden
- Conservatory





ROOM DESCRIPTIONS

The Property: -

Part obscure glazed front door into: -

Entrance Hall

Stairs to first floor. Radiator. Doors providing access to the kitchen, living/ dining room and the study.

Living/ Dining Room

Large picture window to front. Coved ceiling. Radiator. Sliding glazed doors providing access in to the conservatory.

Conservatory

Glazed to two sides, with a door providing access to the garden. Radiator.

Kitchen

Internal window to conservatory. Door to storage cupboard.

The kitchen has been principally fitted to three sides, with a range of matching wall and base units with co-ordinating handles. U shaped run of work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher. Inset four ring electric hob with extraction over and built in double oven and grill beneath. Space for free standing fridge freezer.

Door to: -

Utility side Porch & Cloakroom

Door to rear, providing access to the garden. Short run of work surface with space and plumbing beneath for washing machine. Further run of work surface wit space for tumble dryer. Space for free standing fridge freezer or spare chest freezer. Door to cloakroom, which is fitted with a white suite, comprising: close coupled WC with c-ordinating seat, with a corner wall mounted wash hand basin with chrome taps. Wall mounted Potterton gas fired boiler for central heating and hot water.

Study/ Snug/ Hobbies Room

Window to front. Radiator.

First Floor

Window to side. Hatch to roof space, which is boarded and insulated, with a built in ladder.

Doors off to: -

Bedroom One

Window to front. Extensive range of built in wardrobes and cupboards. Radiator.

Bedroom Two

Large picture window to rear. Door to built in airing cupboard with slatted shelves and factory insulated hot water tank. Radiator.

Bedroom Three

Window to front. Radiator.

Bathroom

Obscure glazed window to rear. White suite comprising: close coupled WC with c-ordinating seat, panel bath with handrails, a wall mounted Triton electric shower and a shower curtain. Pedestal wash hand basin with chrome taps. Radiator. Full tiling to walls.

Outside

The property is approached via pedestrian paved path off Summersby Close, with a timber gate and a path leading to the front door, and part a front garden, which is laid to lawn.

Rear Garden

The garden to the rear is enclosed and offers a good degree of privacy, with areas of patio and decking.

The rear garden can be accessed via the utility room side door, or from the conservatory/ sun room, and makes a lovely setting for outside entertaining and al fresco dining.

At the rear of the garden, there is a timber gate which provides access to two sheds.

Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,221.61 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.

Schooling

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

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**

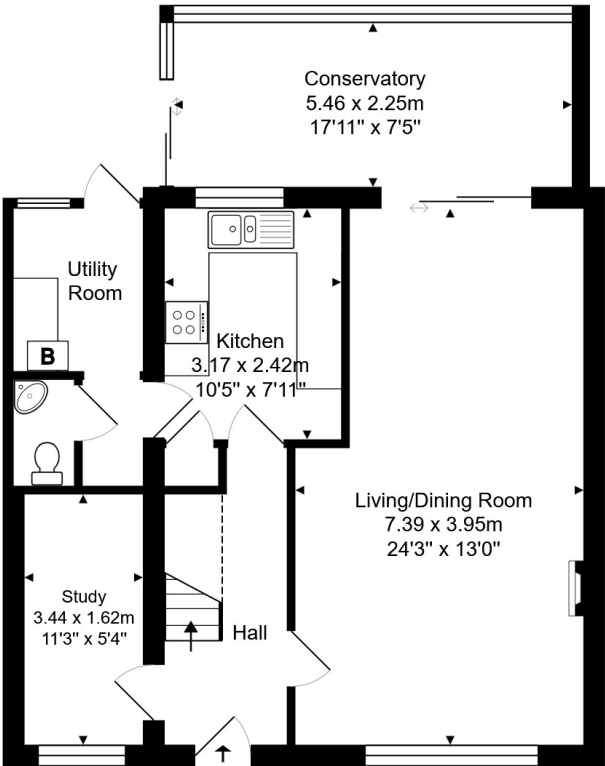
Purchasers must obtain verification from their Legal Advisor

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.

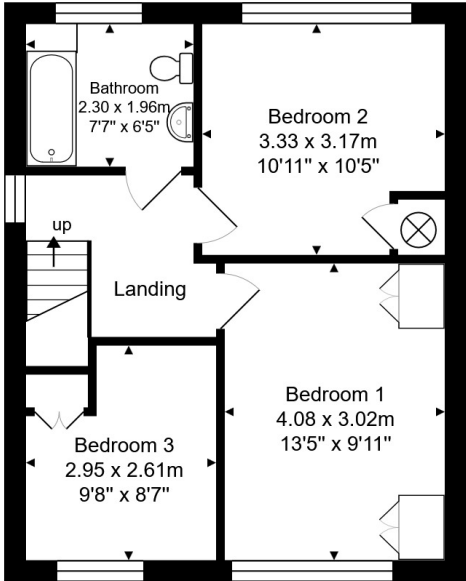
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Ground Floor



First Floor



Total Area: 113.5 m² ... 1221 ft²

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	