





## PROPERTY DESCRIPTION

An attractive and substantial two bedroomed detached bungalow located in an excellent position, only a short level distance from the town centre, sea front, and beach, benefiting from a large private garden, onsite parking and a good sized conservatory.

The spacious accommodation includes living room, kitchen/breakfast room, superb dining conservatory, two double bedrooms and a bathroom, with the usual attributes of double glazed windows and gas fired central heating. Outside, the property has a drive and a garage, providing ample onsite parking, and an enclosed garden at the rear, offering an excellent degree of privacy, with areas of lawn, and patio, with a shed and greenhouse.



## FEATURES

- Spacious and light filled detached bungalow
- Superb Conservatory
- Detached Bungalow Close to Town Centre and Sea Front
- Bathroom
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Landscaped Gardens
- Garage
- On-Site parking
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

Half obscure glazed front door with matching side panel into:-

### Entrance Porch

Feature brick wall, half obscure glazed panel door into:-

### Entrance Hall

Coved ceiling with hatch to part boarded and insulated roof space with gas fired condensing combi boiler for central heating and hot water. Shelled cupboard. Radiator. Panel doors off to:-

### Living Room

Dual aspect uPVC double glazed window to front. Two uPVC leaded light windows to side. Feature fireplace with wooden surround marbled inset and hearth fitted with a gas coal effect fire. ( Chimney currently blocked) Radiator.

### Kitchen

Dual aspect uPVC half obscure leaded light glazed door to side with two matching side windows. Two uPVC double glazed doors through to conservatory. The kitchen has been fitted to two sides with a range of matching wall and base units with white panel door and drawers fronts with stainless steel handles. L-shaped run of roll edged laminate worksurface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap. Range of cupboards and drawers beneath including space and plumbing for washing machine and space and plumbing for dishwasher.

Splashback tiling with matching wall cupboards above including glass fronted display cupboard. Further run of roll edged laminate worksurface with inset four ring gas hob with further cupboards and drawers beneath. Splashback tiling with matching range of wall cupboards above including extraction over hob.

Full height unit incorporating oven, with further storage above and below. Space for free standing fridge/freezer. Coved ceiling with downlighters. Fitted cupboards and wall shelves to alcove. Radiator. Laminate floor.

### Conservatory

A superb conservatory glazed to three sides with a pitched glass roof gives superb garden views. Twin patio doors giving access to rear patio. Two radiators. Returning to entrance hall, further panel doors off to:-

### Bedroom One

uPVC double glazed window to front. Coved ceiling. Radiator.

### Bedroom Two

uPVC double glazed window to rear. Coved ceiling. Radiator.

### Bathroom

Twin uPVC obscure glazed windows to rear. White suite comprising panel bath with chrome mixer tap and hand held shower attachment. Shower cubicle with Mira thermostatic shower, shower rail and curtain. Pedestal wash hand basin with chrome taps. Close coupled WC. Half tiling to walls with dado feature. Full tiling to shower area. Coved ceiling. Electrically heated towel. Wall mounted mirror cupboard and shaver. N.B The bathroom is of sufficient size and by incorporating the shelved cupboard in the entrance hall, has sufficient space to provide an en-suite shower room to bedroom 2, subject to any consents.

### Outside

The property is approached over a concrete entrance drive which leads to the attached garage.

### Garage

Masonry construction with a corrugated roof. Electric up and over door, with light and power.

### Gardens and Grounds

Pedestrian access is gained over a paved path and steps which leads to the entrance patio and front door. The front garden has been designed for ease of maintenance and is paved on two levels with a decorative brick wall with two circular flower beds with specimen shrubs.

The rear garden is of excellent size and is walled at the rear and has panel fencing to two sides. There is an extensive area of lawn bisected by a paved path and surrounded by mature planting including a number of island beds. This fronts a substantial paved patio that is accessed by the superb conservatory. Aluminium framed greenhouse. Timber garden shed.

The rear garden offers an excellent degree of privacy, and makes a delightful and quiet setting for outside entertaining and al fresco dining.

### Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,389.26per 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.

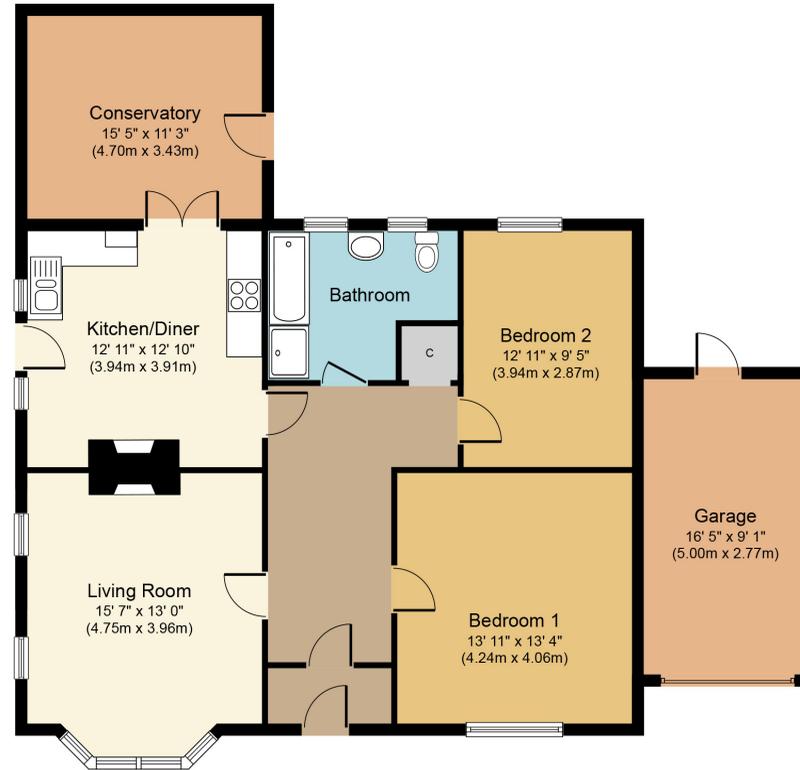
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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  
1,251 sq. ft.  
(116.2 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			