



**John
Wood
& Co**

**Coast &
Country since 1977**

Wessiters, Seaton, Devon

£599,950 Freehold



PROPERTY DESCRIPTION

A deceptively spacious and beautifully presented detached home offering almost 2,000 square feet of accommodation. The property has been fully modernised and extended by the current owners who have created an upside-down house, which takes maximum advantage of the super sea views over the surrounding rooftops to the south.

The property is in immaculate, "walk-in" condition, and benefits from a large gravelled forecourt which provides onsite parking, with the gardens flowing round to the rear, where there is a good sized patio, an area of lawn, a fire pit and a raised area of decking with a specimen tree.

The spacious and versatile accommodation briefly comprises; on the ground floor, four bedrooms, with a master en-suite and a family bathroom, together with a ground floor living room or snug, which offers a further seating area in addition to the living room upstairs. The first floor is dominated by a quite spectacular open plan kitchen/ dining/ living area, offering fabulous sea and coastal views. The living area benefits from a log burning stove and there is also a utility area and a separate WC.



FEATURES

- No Onward Chain
- Superbly Modernised and Extended
- Gym/ Home Office
- Four / Five Bedrooms
- Beautifully Presented Throughout
- Stunning Sea Views
- Close To Sea Front and Beach
- Close To Town Centre, Shops and Restaurants
- Fantastic Open Plan Living Kitchen Dining Room
- Onsite Parking





ROOM DESCRIPTIONS

The Property

The entry is double height and leads directly upstairs to the main open-plan living area which has taken inspiration from Scandi style. It is a bright and airy room with muted colours, wood accents and natural lighting. All year round the space benefits from an abundance of natural light from a large Velux window over the stairs, the south facing windows and 3 large skylights.

The kitchen is a stylish high gloss with extremely hard wearing dekon work surfaces. The fridge, dishwasher, microwave, gas hob & double oven are all integrated. Above the central island there is a suspended raft ceiling with LED lighting that creates a warm glow on the roof above at night time. The combination of simple handleless cabinetry, the lighting and integrated appliances create a beautiful sleek modern look. The kitchen island measures 2.2m X1.2m, offering plenty of space for both diners and chef! Additionally, tucked in behind the kitchen you will find a separate toilet and a utility room that has space for a washing machine, dryer and additional fridge.

The dining area is very spacious and can easily accommodate a table large enough for 10 people. The lounge is carpeted and has a log-burner for cosy winter evenings.

Ground Floor

Downstairs where the layout is flexible, you will find the bedrooms and family bathroom. The master bedroom has an en-suite shower room and sliding doors out onto the patio and garden. There are three further double bedrooms on this level, together with a sitting room/ snug, or potentially a fifth bedroom if required.

Outside, to the east of the house is the garage which has an electric roller shutter, light and power. Behind the garage there is a gym with its own entrance. This room would also make an ideal home office if required as it has power, double glazed windows and insulated walls. Behind the gym there is a useful store for bikes/garden equipment etc.

Outside

The property is approached over a gravelled forecourt, which provides ample onsite parking.

Rear Garden

The garden is fully south facing, low maintenance with a patio running the width of the rear of the house, a raised decked area and a fire pit. The spacious patio will accommodate a large table and chairs and is a true sun-trap. The garden is an ideal spot for summer BBQs, entertaining and al fresco dining.

Location

The property is situated in a quiet cul-de-sac and is located on the ever-desirable western side of Seaton. It is only a 350 yard walk to the promenade and Hide-away café and a short stroll into Seaton town centre which has bus routes for connecting onwards and for school runs.

Seaton

Seaton is within an Area of Outstanding Natural Beauty and is found on the Jurassic coast, between Lyme Regis and Sidmouth. The town boasts a mile long beach and promenade, Seaton Wetlands Reserve and The Seaton Heritage Tram. The town is on the South West Coast Path and benefits from an abundance of beautiful walks in the area.

Axminster Train station with direct trains to Waterloo is a 15 minute drive. Seaton has a “Good” rated local primary, Seaton Primary School and the very sought after Colyton Grammar school is in the next village.

Council Tax

East Devon District Council; Tax Band D - Payable 2024/25: £2,499.31 per annum.

Disclaimer

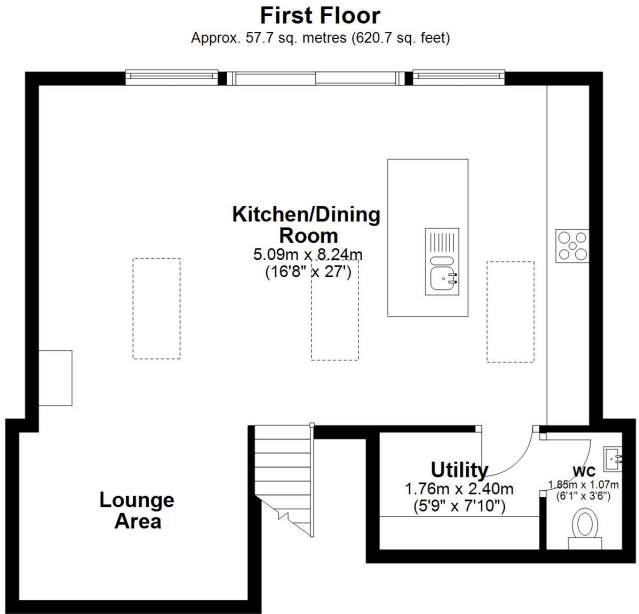
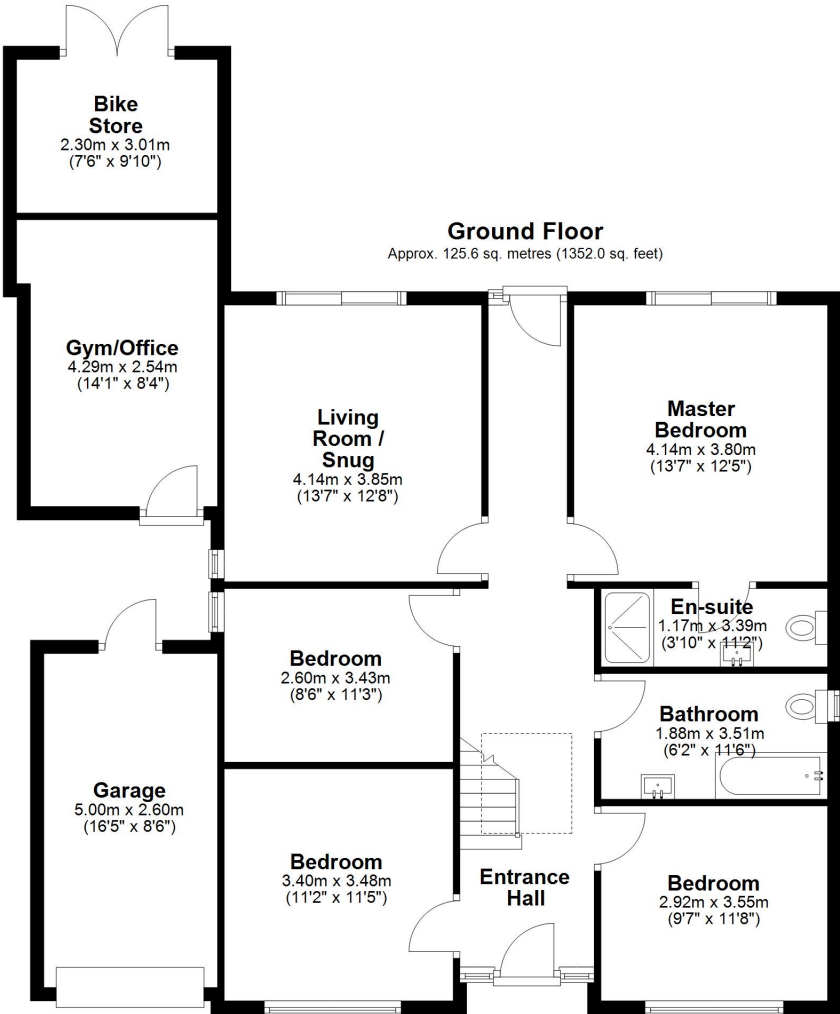
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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



Total area: approx. 183.3 sq. metres (1972.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcolutions.co.uk
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