



**John
Wood
& Co**

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Country since 1977

Scalwell Park, Seaton, Devon

£290,000 Freehold



PROPERTY DESCRIPTION

**** No Onward Chain ****

An attractive two bedroom semi-detached bungalow conveniently located for the town centre and seafront and in the popular Scalwell Park area. Constructed with brick elevations with some contrasting tile hanging under an interlocking tiled roof, the property has double glazed windows and is in good order but now requires some modernisation and improvement.

The accommodation includes; living/ dining room, kitchen, conservatory/ rear porch, two double bedrooms, shower room and separate WC. Outside are gardens to the front and attached single garage with additional onsite parking and a good sized enclosed garden at the rear.

FEATURES

- Semi-Detached Bungalow
- 2 bedrooms
- Shower Room
- Conservatory
- Fitted Kitchen
- Garden
- Driveway
- Single Garage
- Living/ Dining Room
- EPC Rating E





ROOM DESCRIPTIONS

The Property:

Open fronted entrance porch with steps up to front door. Obscure double glazed front door into:-

Entrance Hall

Coved ceiling. Hatch to roof space containing the hot water cylinder with immersion heater. Night storage heater. Double doors to large built-in cupboard with hanging rail and fitted slatted shelves. Doors off to:-

Living Room/ Dining Room

uPVC double glazed window to front provides glimpses towards Haven Cliff. Coved Ceiling. Feature display fireplace fitted with an electric fire. Please note, we believe there is a fireplace opening that is presently blocked as the chimney is still in situ. Two night storage radiators.

Kitchen

Single glazed window with secondary glazing and obscure single glazed door into conservatory. Fitted with a range of traditional style matching wall and base units with laminate door and drawer fronts with wooden door and drawer pulls. U-shaped run of roll edged wood effect laminate work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap. Range of cupboards and drawers beneath including space and plumbing for washing machine and under-counter space for refrigerator. Space for cooker. Matching range of wall cupboards over. Full tiling to walls. Strip light to ceiling. Night storage heater. Vinyl sheet floor.

Returning to kitchen, steps down into:-

Conservatory

uPVC double glazed to two sides giving attractive garden views. uPVC glazed door giving access to rear garden. Sloping polycarbonate roof. Access to drain point. At the side of the conservatory sliding door into the garage.

Returning to inner hall, further doors off to:-

Bedroom One

uPVC double glazed window to rear. Coved ceiling. Extensive range of built-in wardrobe cupboards including; full sized double wardrobe cupboard, three quarter wardrobe cupboard alongside with drawers beneath, built-in dressing table unit, chest of drawers and bedside table. Night storage heater.

Bedroom Two

uPVC double glazed window to front. Coved ceiling. Electric panel radiator.

Shower Room

uPVC obscure double glazed window to side. Pastel suite comprising; pedestal wash hand basin with chrome taps, corner entry shower cubicle with Bristan thermostatic shower. Coved ceiling with full coordinating tiling to walls. Dimplex wall mounted heater. Wall mounted mirror.

Separate WC

Obscure glazed window to side. Pastel close-coupled WC with coordinating seat. Half tiling to walls.

Garage

Brick construction under a flat felt roof. Metal up and over door. Light and power.

Outside

The property is approached over a tarmac entrance drive which gives access to the entrance porch and garage. The front garden is open plan and laid to lawn with a flower and shrub border in front of the living room window.

The rear garden is of a convenient size and fenced to all sides and comprises; a paved patio that fronts an area of lawn surrounded by a flower and shrub border. The garden provide glimpses over the gardens towards the hills beyond the Axe Valley.

Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,027.00 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 the title 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.

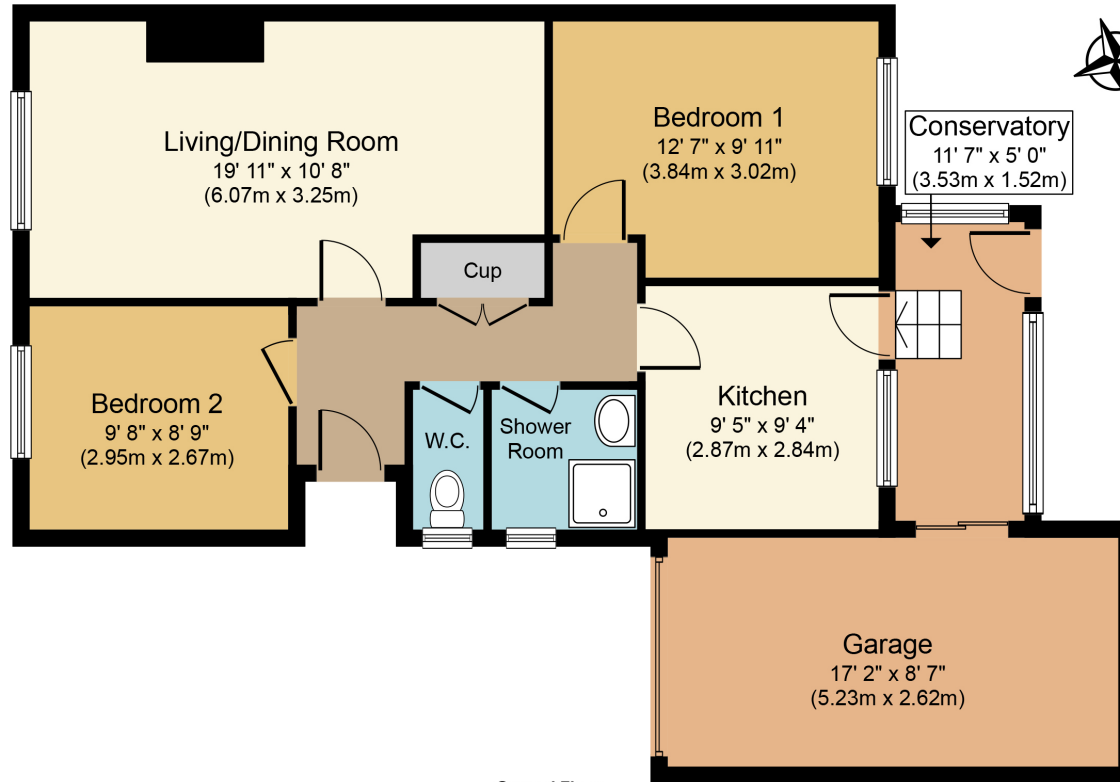
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



Ground Floor
 Approximate Floor Area
 865 sq. ft.
 (80.4 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>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			