



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Beer Road, Seaton, Devon**

**£699,950 Freehold**



## PROPERTY DESCRIPTION

**\*\* NO CHAIN \*\***

A charming four bedroomed detached home, located in an elevated position, benefiting from stunning Sea, Coastal and Countryside views. The property has the usual attributes of double glazed windows and gas fired central heating and benefits from ample onsite parking, a single garage, a further detached double garage and gardens benefiting from superb sea views.

The spacious and flexible accommodation includes: on the ground floor, entrance porch, sitting room, 29 foot kitchen/ dining room, cloakroom, rear porch and boot room, with the first floor comprising; four bedrooms, master en-suite, a family bathroom and a separate WC.

Outside, the property has a large driveway offering ample onsite parking, a single garage to the front, a further detached double garage to the rear, with front and rear gardens, offering stunning sea views, and seating areas that provide opportunity for outside entertaining and alfresco dining.

The property is sold with no onward chain, and would make a superb family home, second home, or holiday home.

## FEATURES

- No Chain
- Detached Family Home
- Four Bedrooms
- Ample OnSite Parking
- Master En-Suite
- Ground Floor Cloakroom
- Superb 29 foot Kitchen/ Dining Room
- Stunning Sea Views
- Single Garage & Separate Double Garage
- Gardens Front & Rear





## ROOM DESCRIPTIONS

### The Property:

Part obscure glazed front door into; -

### Entrance Porch

Tiled floor. Windows to side and rear. Feature exposed brick walls. Oak door to: -

### Entrance Hall

Window to side. Stairs to first floor. Radiator. Door to rear porch and boot room. Large under stairs cupboard. Door to: -

### Cloakroom

Obscure glazed window to rear. Radiator. Close coupled WC with co-ordinating seat, wall mounted wash basin with chrome mixer tap and mirror above. Part tiling to walls. Door to storage cupboard. Sliding door to:-

### Boiler/Utility Cupboard

Space and plumbing for washing machine. Space for tumble dryer. Wall mounted Worcester Gas fired boiler for central heating and hot water. Power and light.

From the entrance hall, doors lead off to: -

### Sitting Room

Bay window to front with superb sea views. Window to side. Two radiators. Open fireplace, with log burner.

### Kitchen/ Dining Room

A Superb 29 Foot kitchen/ dining room:

### Kitchen

Two windows to the rear. Window to the side with sea views. The kitchen has been principally fitted to the three sides with a range of matching wall and base units. U shaped run of work surface, with inset one and a half bowl composite sink and drainer with a stainless steel mixer tap, with cupboards below, including a built in dishwasher. Built in range cooker with extraction above. Inset space for free standing fridge freezer, with a full height cupboard to the side.

Square archway to: -

### Dining Room

Patio doors to the front providing superb sea views, and access to the patio. Window to side.

### Rear Porch

Door to rear providing access to the rear garden and detached double garage.

Door to: -

### Boot Room

Window to rear. Doors to built in storage cupboards. Radiator.

Returning to entrance hall, easy rising stairs lead up to the first floor accommodation.

### First Floor Landing

Hatch to roof space with descending loft ladder, providing access to a large mostly boarded attic space with light. Doors off to: -

### Bedroom One

Large bay window to the front with superb sea views. Window to side. Radiator. Square archway through to: -

### En-suite Bathroom

Obscure glazed window to side. White suite comprising; Close coupled WC with co-ordinating seat, wall mounted wash hand basin with chrome mixer tap with mirrored cupboard above. Panel bath with chrome taps, shower attachment above and a glazed screen. White ladder style heated towel rail. Full tiling to walls.

### Bedroom Two

Windows to front and side with superb sea views. Radiator.

### Bedroom Three

Windows to rear and side with views to Whitecliff and the sea. Radiator.

### Bedroom Four

Window to side with sea views. Radiator. Doors to built in wardrobes/ cupboards.

### Bathroom

Obscure glazed window to side. Full suite, stylishly fitted with close couple WC with co-ordinating seat, wall mounted wash hand basin with chrome mixer tap. Panel bath with chrome mixer tap and hand held shower attachment. Wall mounted electric mirror. Chrome ladder style towel rail. Glazed door to separate walk in shower cubicle. Full tiling to walls.

### WC

Obscure glazed window to side. White suite comprising; Close couple WC with co-ordinating seat, wall mounted wash hand basin with chrome mixer tap.

### Outside

To the front is a single garage and sweeping driveway with raised patio with sea views and established lawn and flower beds.

The driveway continues to the rear of the house, providing access to the detached double garage. Adjacent to the garage is a large patio/hardstanding area providing parking for a caravan or boat if required. Steps lead up to an additional patio with a good size lawned area beyond with a variety of trees.

### Detached Double Garage

Detached double garage (21' X 17'10")

With automatic door, power and light and three windows.

### Council Tax

East Devon District Council; Tax Band F - Payable 2023/24: £3,293.87 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. The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### 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

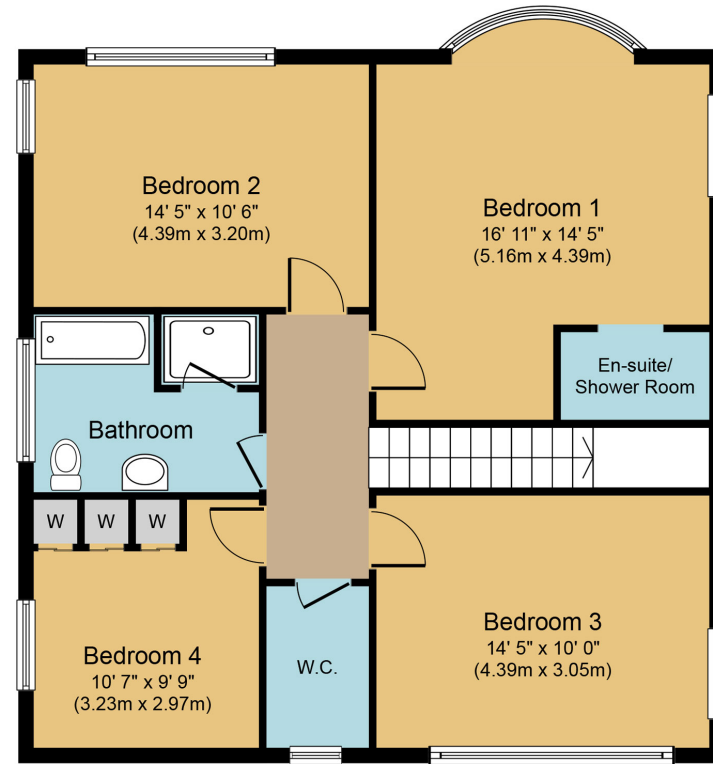
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Ground Floor



First Floor

**Approxx Gross Internal Floor Area 1,733 sq.ft. (161.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			