

**John  
Wood  
& Co**



**Coast &  
Country since 1977**

**Honey Ditches Drive, Seaton, Devon**

**£500,000 Freehold**



## PROPERTY DESCRIPTION

**Now Back on the open market** -A most appealing and well presented three bedroomed detached bungalow, that benefits from outstanding panoramic views over the Axe Valley, Haven Cliff and the sea. Constructed with colour washed rendered elevations under an interlocking tiled roof, this superb bungalow has the usual attributes of double glazed windows, gas fired central heating and has a pleasing open plan layout.

The spacious and flexible accommodation comprises; entrance hall, living room, conservatory, large fitted kitchen, three bedrooms and a bathroom. Outside are delightful enclosed and landscaped gardens to the side and rear, an attached garage, and ample onsite parking.

The gardens and grounds offer ample opportunity for outside entertaining and alfresco dining, while taking maximum advantage of the stunning sea views.



## FEATURES

- Detached Bungalow
- Superb Countryside and sea Views
- Large Fitted Kitchen
- Conservatory with outstanding views
- Superbly Landscaped Gardens
- Summer House
- Three Bedrooms
- Living Room
- Viewing Recommended
- EPC D





## ROOM DESCRIPTIONS

### The Property:

uPVC obscure glazed front door into: -

### Entrance Hall

Radiator, doors off to: -

### Living Room

Sliding doors to conservatory, radiator. Doorway through to kitchen.

### Conservatory

Glazed to two sides with a pitched roof. Sliding doors to side giving access to a patio. Further sliding doors to rear giving access to a large paved balcony which provides superb panoramic views. Radiator. Ceramic tiled floor.

### Kitchen

Glazed door giving access to the rear paved patio, window to rear giving views of the rear garden and panoramic Axe Cliff views and sea views.

U shape run of laminate work surface with a range of wall and base units with cream door and drawer fronts with silver handles.

Inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, Inset four ring electric hob. Range of cupboards beneath with undercounter space for dishwasher. Splashback tiling to walls. Further range of wall cupboards over and extraction over hob. Full height unit with built in double oven and grill. Space for freestanding fridge/ freezer. Radiator, ceramic tiled floor.

Returning to :-

### Inner Hallway

Doors to built in cloak and storage cupboards. Further door to airing cupboard with factory insulated hot water cylinder and slatted shelves.

Doors off to: -

### Bedroom One

Large picture window to rear with superb views. Extensive range of built in wardrobes and cupboards, radiator.

### Bedroom Two

Glazed double doors to side giving access to side garden and a paved patio area. Window to front. Sliding doors to built in wardrobe, radiator.

### Bedroom Three/ Study

Window to front, radiator. Presently used as a study.

### Bathroom

Obscure glazed window to side. White suite comprising close couple WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap, shower cubicle with thermostatic shower with glass doors, wall mounted cupboard. Radiator, full tiling to walls.

### Utility Room

Obscure glazed window to front. Laminate work surface. Space for washing machine and tumble dryer.

### Outside

The property is approached over a tarmac driveway that provides parking for two vehicles and leads to the garage, side gate and front door.

### Garage

Metal up and over door, light and power. Shelving, half glazed door at the rear.

### Garden

The enclosed side and rear gardens offer a good degree of privacy and have been attractively landscaped with a range of mature planting and trees, including a weeping silver birch, roses and camellias.

The truly delightful gardens have a number of attractive lawn and patio seating areas, all with superb panoramic Axe Valley views, Haven Cliff views and sea views.

At the side of the garden there is a summer house and garden shed, and at the bottom of the garden is a greenhouse.

### Council Tax

East Devon District Council; Tax Band E- Payable 2022/23: £2,655.78 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



Total Area: 129.7 m<sup>2</sup> ... 1396 ft<sup>2</sup>

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(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			