





PROPERTY DESCRIPTION

A most appealing and attractive three bedroomed detached bungalow, situated in good sized, private south facing gardens with lovely views over Lyme Bay. Located on the desirable Churston Rise Development, and constructed with colour washed rendered elevations with some stone detailing under a concrete interlocking tiled roof.

The spacious and versatile accommodation comprises; a glazed entrance porch, spacious entrance hall with doors to a cloakroom, and shower room, and continues to the excellent sized living room, which is over 21 feet long, with patio doors providing access to the garden offering pleasing sea views. This opens up to a fitted kitchen with appliances, with a door to a utility area and doors back to the entrance drive and garden, and the adjacent garage.

There are three bedrooms, with bedroom one and two having sea views, with bedroom two having the additional benefit of access to a small conservatory. Bedroom three is at the front of the property, and is presently being used as a study.

Outside, the large rear garden provides various opportunities for outside entertaining and al fresco dining, and the property also benefits from ample on-site parking and a garage. The overall plot is very generous and the property could be easily enlarged/developed, subject to local planning.

FEATURES

- No Chain
- Garage
- Conservatory
- South Facing Garden with Sea Views
- Ample Onsite Parking
- Detached Bungalow
- Spacious and Flexible Accommodation
- Utility Room
- Three Bedrooms
- Large Sitting/ Dining Room





ROOM DESCRIPTIONS

Further Detail

The bungalow was purchased by the current owners 16 years ago, and was comprehensively refurbished by the previous owner, the property has since been further upgraded and is well maintained throughout. The property has the usual attributes of uPVC double glazed windows and gas fired central heating.

It is also noteworthy that the property is ideally located for the installation of solar panels on the south facing roof.

The Property

The entrance porch, provides access into a spacious entrance hall, where there is a storage cupboard and a cloakroom, and doors off the reception rooms, bedrooms and shower room.

The sitting/ dining room, is dual aspect, window and sliding doors to rear, providing lovely garden and sea views and access to the rear garden. An archway leads round to the fitted kitchen, with a range of matching wall and base units, with built in dishwasher, inset four ring electric hob, with a built under oven beneath and extraction over. From the kitchen, there is a door leading to the rear porch and utility area, and a door leading back to the entrance hall.

There are two good sized double bedrooms, with both bedrooms one and two benefiting from lovely garden and sea views, with bedroom two having the additional benefit of a conservatory, which is glazed to three sides, and takes full advantage of the pleasing views. Bedroom three is a smaller single bedroom, that is currently being used a study.

The hall includes a hatch to the loft via a retractable ladder for easy access. The loft is fitted with light and power. The floor is part boarded for extra storage space.

From the entrance hall, there is access to a shower room, which is fitted with a shower cubicle, a close coupled WC, and a vanity style wash hand basin with chrome taps and cupboards beneath. The bathroom also benefits from a radiator and has part tiling to walls. There is also a separate cloakroom, which has a close coupled WC, a wall mounted wash hand basin and a radiator.

The rear porch and utility area, is accessed via the kitchen or a side door by the entrance drive, with a door to the garage and another door the gardens.

The utility area has an inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboard beneath and above. There is a short run of work surface with space and plumbing for washing machine beneath and a ventilator outlet for a tumble dryer.

Garage

The roof of the garage, utility area and front porch is fibreglass and was replaced about 10 years ago. Metal up and over door. Light and power. Gas fired boiler for central heating and hot water.

Gardens and Grounds

The property is approached over a gravelled entrance driveway which provides ample onsite parking, and leads to the garage, the rear porch and the entrance porch and side access to the rear garden.

The front garden has two areas of lawn, and is screened from the road by a cast stone wall and is well planted with a number of mature shrubs providing a good deal of screening and privacy for the front garden.

At the rear of the bungalow, the lovely south-facing rear garden provides delightful sea views and is well screened from neighbouring properties by panel fence and mature planting. Running the width of the bungalow is a small paved patio which is accessed by the conservatory, the sitting/ dining room, or the utility area. The small area of patio is fronted by more mature shrubs with the lawns sloping gently down to the large area of lawn that is interspersed with a number of mature shrubs and fine specimen plants.

Overall the property provides a spacious home in an attractive location on a plot that has scope for further development if required, subject to planning.

Council Tax

East Devon District Council; Tax Band E - Payable 2023/24: £2,920.20 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 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.

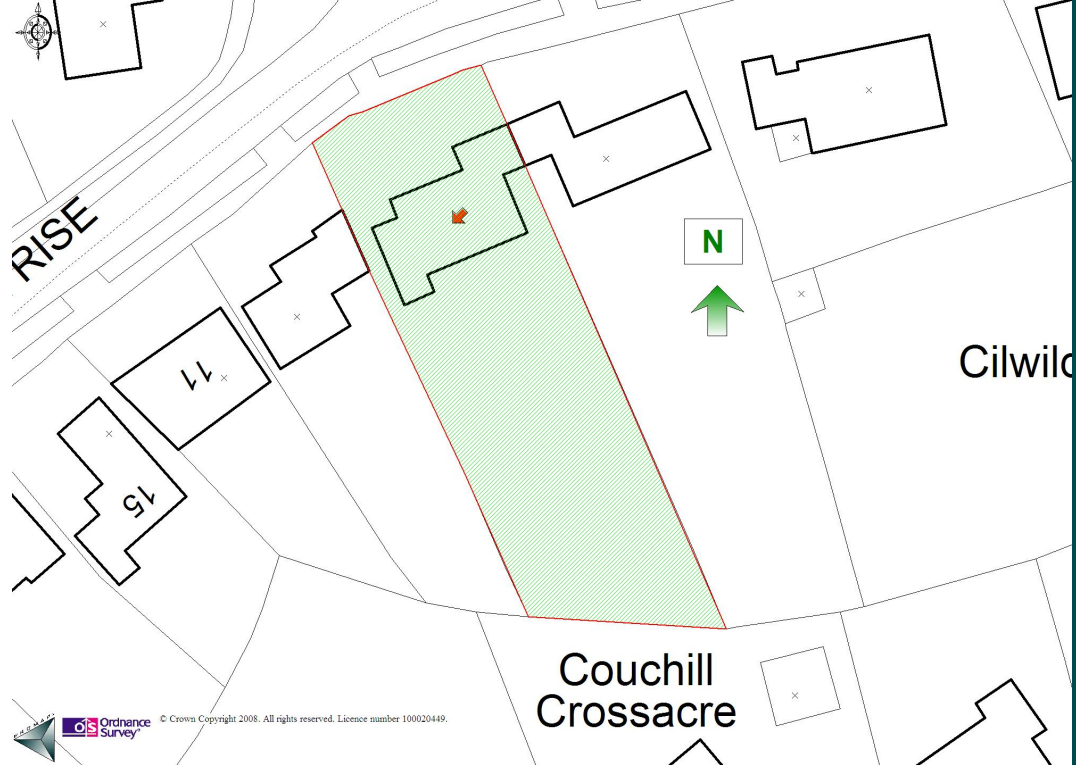
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	