





PROPERTY DESCRIPTION

A well-presented, light and bright two bedroom detached bungalow benefitting from magnificent panoramic views towards the Axe Valley and Axe Cliff, together with stunning sea and coastal views over Lyme Bay towards Portland Bill, with the added benefit of a single garage with a utility room, ample onsite parking and landscaped gardens and grounds.

The spacious and versatile accommodation briefly comprises; entrance hall, fitted kitchen/ dining room with stunning views, living/ dining room with access to a terrace providing superb views, two good sized double bedrooms, one with an en-suite shower room and a family bathroom. Outside, there is ample onsite parking on the driveway, a single garage with a utility room and landscaped gardens to the front, side and rear which offer an excellent degree of privacy and provide various delightful settings for outside entertaining and al fresco dining.

FEATURES

- Detached Bungalow
- Living / Dining Room With Terrace
- Two Double Bedrooms
- En-Suite Shower Room
- Stunning Panoramic Countryside, Sea and Coastal Views
- Garage With Utility Room
- Ample Onsite Parking
- Well Presented, Light and Spacious
- Fitted Kitchen/ Breakfast Room
- EPC Rating C





ROOM DESCRIPTIONS

The Property:-

The property is approached over a tarmac entrance drive offering ample onsite parking, with access to the garage and the gardens, together with steps leading up to the front door.

Obscure glazed door into: -

Entrance Hall

Coved ceiling. Radiator. Hatch to roof space. Doors off to the living/ dining room, both double bedrooms, a family bathroom and a storage cupboard.

Living/ Dining Room

Dual aspect, with window to the front, together with a sliding door giving access to the terrace and offering stunning views over Haven Cliff and the Axe Valley and magnificent sea and coastal views. Sliding door to rear giving access to the rear patio and the landscaped gardens. Coved ceiling. Two radiators.

Double doors to: -

Kitchen/ Breakfast Room

Dual aspect, with two windows to side and one to the front, taking maximum advantage of the stunning panoramic views. Coved ceiling. Radiator. The kitchen has been fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher. Inset four ring electric hob with extraction over and drawers beneath. Full height unit incorporating built in double oven and grill, and built in fridge freezer.

Bedroom One

Window to rear. Coved ceiling. Two double doors to built in wardrobes. Radiator. Door to: -

En-Suite Shower Room

White suite, comprising; pedestal wash hand basin with chrome mixer tap, close coupled WC with co-ordinating seat. Shower cubicle with glazed door. Chrome ladder style towel rail.

Bedroom Two

Window rear giving attractive garden views and obscure glazed door to rear giving access to gardens. Coved ceiling. Radiator. Extensive range of built in wardrobes.

Bathroom

Obscure glazed window to side. White suite, comprising; vanity style wash hand basin with chrome mixer tap with cupboards and drawers beneath, including built in WC alongside. Panel bath with chrome taps and a shower attachment over. Chrome ladder style towel rail.

Garage/ Utility

Internal window and door to rear giving access to the utility room, which has a door providing access to the gardens. The utility room is fitted with an L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards above and beneath including space and plumbing for washing machine.

The garage has a manual up and over door with light and power.



Gardens and Grounds

The front, side and rear gardens provide various areas of lawn and patio, including a summer house and a shed. The gardens have been attractively landscaped and offer an excellent degree of privacy and provides a truly delightful setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band E - Payable for the 01/04/2025 to 31/03/2026 financial year is £3,054.70

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.

Local Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

Disclaimer

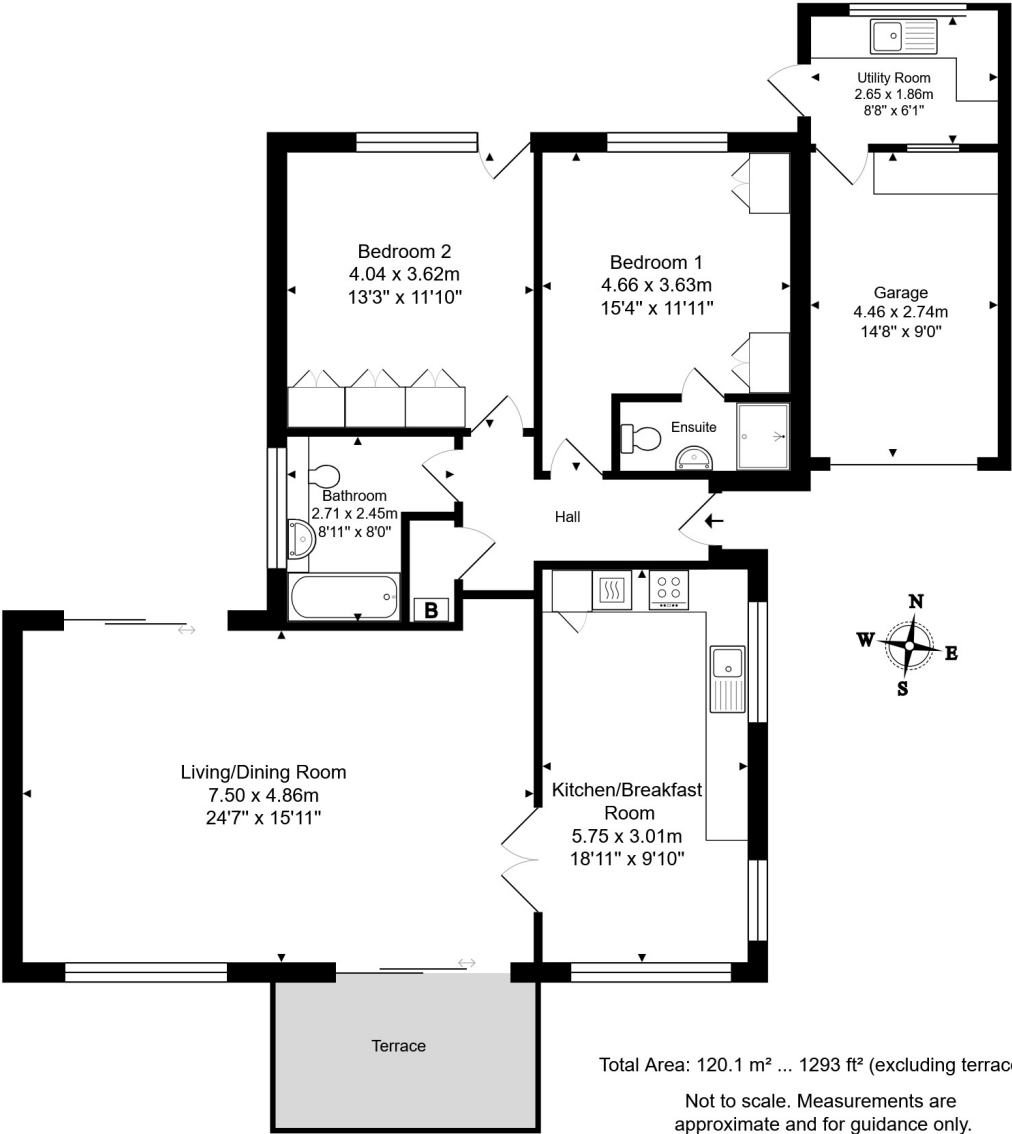
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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.

Redress Scheme provided by The Property Ombudsman: 08218195.



Total Area: 120.1 m² ... 1293 ft² (excluding terrace)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	70
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	83
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		