







## PROPERTY DESCRIPTION

A two bedroomed semi-detached bungalow in the ever popular Scalwell Park development, in an excellent location, close to the town centre, shops, restaurants, cafe's, beach and sea front. Constructed with brick elevations under an interlocking roof, with the usual attributes of double glazed windows and gas fired central heating.

The spacious accommodation briefly comprises; an entrance porch, a good sized entrance hall, bright and light living/ dining room, kitchen, conservatory, two bedrooms, with the principal bedroom having built in wardrobes and a lovely view of the garden, together with a stylishly fitted shower room.

The bungalow comes to the market with no onward chain, and has been maintained in good order throughout, but would now benefit from some updating and modernisation.

## FEATURES

- No Onward Chain
- Semi-Detached Bungalow
- Two Bedrooms
- Shower Room
- Living/ Dining Room
- Driveway and Garage
- Enclosed Rear Garden
- Conservatory
- Close to Town Centre, Beach and Sea Front
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

#### Entrance Porch

Door into entrance porch with exposed stone walls and half glazed door into: -

#### Entrance Hall

Radiator. Coved ceiling. Doors providing access to the living/dining room, shower room, kitchen and both bedrooms. Hatch loft space, which is partly boarded, light and a descending ladder.

#### Living/ Dining room

Large picture window to front. Two radiators. Coved ceiling. Exposed stone feature fireplace currently blocked.

#### Kitchen

Internal window and half obscure glazed door into conservatory. Cover ceiling. Large radiator.

The kitchen has been fitted to three sides with a range of matching wall and base units with co-ordinating handles. U shaped run of work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap and cupboards beneath including space and planning for washing machine. Inset four ring gas hob with built-in double oven and grill beneath with cupboards and drawers either side and above, including extraction.

#### Conservatory

Glazed to two sides, providing attractive views of the rear garden, with a door providing access to the rear garden. Internal door into garage.

#### Bedroom One

Window to rear overlooking garden. Coved ceiling. Extensive range of built-in wardrobes and chest of drawers with vanity space. Radiator

#### Bedroom Two

Window to front. Coved ceiling. Radiator.

#### Shower Room

Two obscure glazed windows to side. The shower room has been stylishly fitted, with a WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Corner shower cubicle with a sliding glazed door. Chrome ladder style towel rail. Coved ceiling. Full tiling to walls.

#### Outside

The property is approached over an entrance drive, which provides onsite parking and access to the garage.

#### Garage

Up and over door. Light and power.

#### Front Garden

There is an attractively landscaped open plan garden to the front, planted with various flowers and shrubs.

#### Rear Garden

The rear garden can be accessed via the conservatory, and has a paved area, with steps leading down to a good size area of lawn, enclosed by attractive mature plants and shrubs.

The rear garden offers an excellent degree of privacy, and makes a delightful setting for outside entertainment and al fresco dining.

### Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,221.61per 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.

### Schooling

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

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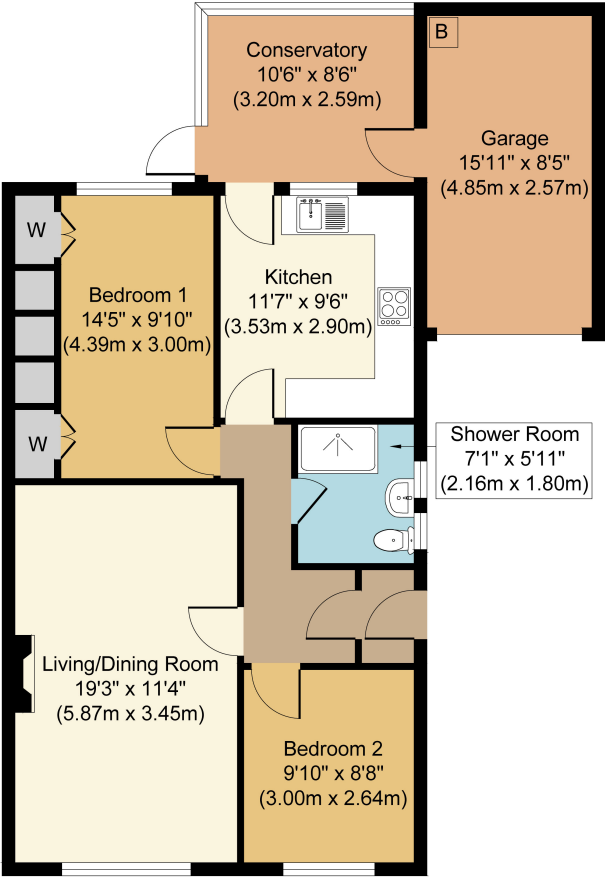
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have 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

Client Money Protection provided by Propertymark: C0124251



Approximate Floor Area  
932 sq. ft  
(86.60 sq. m)

Approx. Gross Internal Floor Area 932 sq. ft / 86.60 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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