



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Harepath Road, Seaton, Devon**

**£235,000 Freehold**



## PROPERTY DESCRIPTION

A three bedroomed mid-terraced property, located in an excellent and convenient position, just 50 metres from Seaton Primary School, Hospital, Medical Practice and pharmacy, and within walking distance of the Town Centre, Sea front, beach, restaurants and Cafe's.

The accommodation includes; on the ground floor, entrance porch, entrance hall, living room and kitchen, with two good sized double bedrooms, a third single bedroom or study, and a bathroom on the first floor. Outside, there is a garden to the front, and good sized garden at the rear, with an outside WC and a storage.

The property has the usual attributes of gas fired central heating and double glazed windows, and has recently had a new boiler fitted, together with a handful of radiators being replaced, however would now benefit from some general updating and modernisation.

This property comes to the market with no onward chain and would make an absolute ideal first purchase, second home/ holiday home or buy to let investment.

## FEATURES

- No Onward Chain
- Three Bedrooms
- Enclosed Rear Garden
- Mid-Terraced Property
- Close To Town Centre and Shops
- Good sized Living Room
- In need of Updating and Modernisation
- Close to Beach and Sea Front
- Galley Kitchen
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property

On the ground floor, the property can be accessed via an entrance porch, with a door leading into the entrance hall.

The entrance hall has stairs to the first floor, with an understairs storage cupboard, and a radiator, with doors off to: -

### Living Room

Dual aspect windows to front and rear. Built in cupboard/ storage. Hatch to kitchen. Two radiators. coved ceiling.

### Kitchen

Door and window to rear, providing access to the rear garden, The kitchen has been principally fitted to two sides, with a range of matching units. On one side of the kitchen, there is an inset single bowl stainless steel sink and drainer with chrome mixer tap, space and plumbing for washing machine and inset space for cooker. On the other side of the kitchen, there is a further run of work surface, with cupboards beneath, hatch to living room, and space for a free standing fridge freezer.

### First Floor

From the entrance hall, stairs rise to the first floor landing, where there is a hatch to an insulated roof space, and doors off to: -

### Bedroom One

Window to front. Built in wardrobes and storage. Radiator.

### Bedroom Two

window to rear. Built in wardrobes and storage. Radiator.

### Bedroom Three

Window to front. Radiator.

### Bathroom

Obscure glazed window to rear. White suite, comprising; panel bath with chrome taps, handheld shower attachment and shower curtain. Wall mounted wash hand basin with chrome taps. High level WC.

### Outside

The property is approached via a pedestrian entrance gate, with a path leading to the entrance porch, and a large area of lawn, screened from the road by mature plants and hedges.

Vehicle access can be found through Powell Close, which leads to the rear garden, where a portion could potentially be converted into onsite parking, subject to the necessary consents.

### Rear Garden

The rear garden has a good sized area of paving, suitable for outside entertaining or al-fresco dining, with a coal bunker and a good sized storage area. There is also an outside WC, with a high level WC, and the wall mounted Worcester boiler for gas fired central heating and hot water, which was replaced approximately 5 years ago.

To the side of the garden, is a path which leads down towards the bottom part of the garden, which could potentially be transformed into parking (subject to the necessary consents), or could be landscaped to provide an attractive larger garden.

### Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,123.78per 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

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.

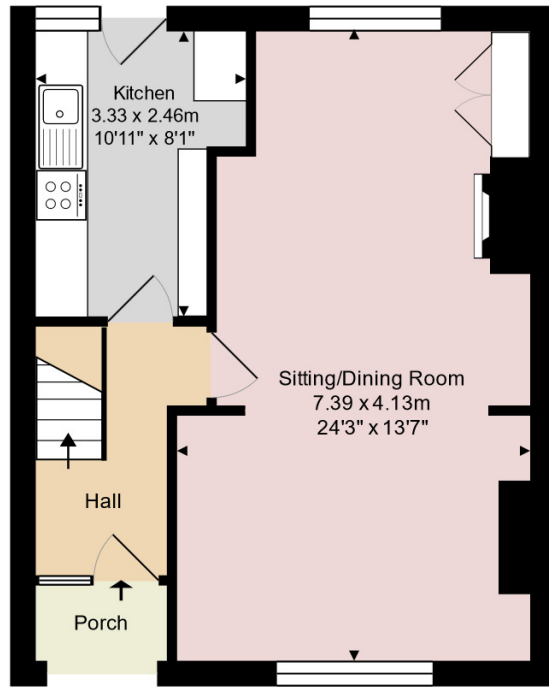
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### Opening Hours

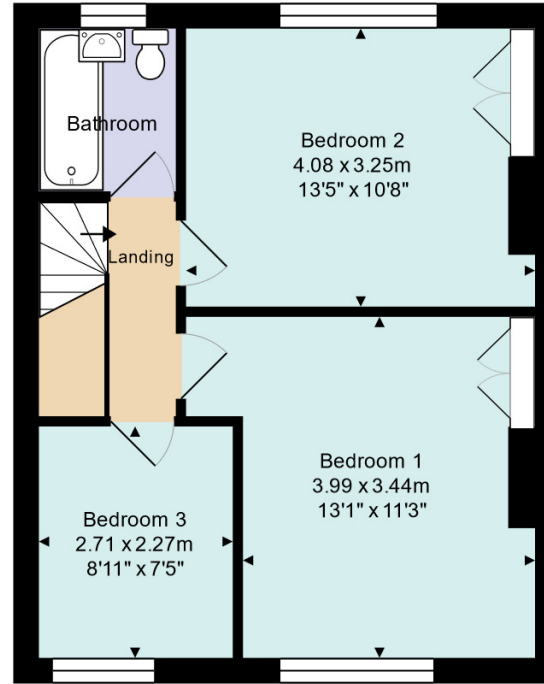
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Ground Floor



First Floor

Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup> (excluding porch)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(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	