





PROPERTY DESCRIPTION

A beautifully presented two bedroomed detached bungalow, located in an elevated position on the outskirts of Seaton with beautiful sea and coastal views, together with views across the Axe Valley. Constructed with brick elevations under an interlocking tiled roof, the property has the usual attributes of uPVC double glazed windows and gas fired central heating and benefits from onsite parking, a garage, and an en-suite to the principle bedroom.

The spacious and flexible accommodation briefly includes; entrance porch, entrance hall, dual aspect living room with beautiful views, stylishly fitted kitchen/ breakfast room, a separate dining room, two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate stylishly fitted shower room.

Outside, there is a lovely private garden to the front, benefiting from stunning sea, coastal and rural views, with an enclosed and private garden to the rear, together with a garage and onsite parking.

FEATURES

- Detached Bungalow
- Garage & Onsite Parking
- Enclosed & Private Rear Garden
- Kitchen/ Breakfast Room
- Beautifully Presented Throughout
- En-Suite Shower Room
- Recently Updated & Improved
- Gas Central Heating & Double Glazed Windows
- Pleasing Rural & Sea Views





ROOM DESCRIPTIONS

The Property:

Entrance Porch

Sliding glazed door into entrance porch, with feature exposed brick wall and a half obscure glazed door into: -

Entrance Hall

Radiator. Double doors to cloaks cupboard. Doors off to living room, dining room and shower room. Hatch to roof space, which is partly boarded, insulated and has light and power.

The entrance hall then leads round to an inner hall, where there are double doors to an airing cupboard, which houses the wall mounted Worcester boiler for gas fired central heating and hot water. Door to storage cupboard, and doors off to both bedrooms.

Living Room

Dual aspect, large picture window to front, which takes maximum advantage of the super sea views, and views out over the hills of the Axe Valley, window to side. Two radiators. Coved ceiling.

Dining Room

Double doors providing access to the rear patio. Coved ceiling. Radiator.

Square archway to: -

Kitchen/ Breakfast Room

Window to rear overlooking the rear garden. Obscure glazed door to the side providing access to the gardens. Coved ceiling. Radiator.

The kitchen has been stylishly 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 one and a half bowl sink, with chrome mixer tap, with cupboards beneath including built in washing machine and dishwasher. Built under fridge. Full height unit incorporating double oven and grill. Further run of work surface with cupboards beneath including built in freezer.

Bedroom One

Large picture window to rear overlooking garden. Coved ceiling. Radiator.

Door to: -

En-Suite Shower Room

Sun tube to ceiling. White suite, comprising; WC, vanity style wash hand basin with chrome mixer tap and cupboards beneath. Corner shower cubicle with sliding curved doors. Part tiling to walls. Chrome ladder style towel rail.

Bedroom Two

Large picture window to front, providing super sea views, and views out over the hills of the Axe Valley. Coved ceiling. Radiator. Double doors to built in wardrobe.

Shower Room

Obscure glazed window to front. The shower room has been stylishly fitted with a white suite, comprising; WC, vanity style wash hand basin with chrome mixer tap and cupboard beneath. Large walk in shower. Part tiling to walls. Chrome ladder style towel rail.

Outside

The front gardens are attractively bordered by a brick wall with steps leading up to elevated areas laid with gravel with various plants, making a lovely private seating area, taking maximum advantage of the super views.

The rear garden has been attractively landscaped, and offers an excellent degree of privacy, and features a pond, and areas of patio and gravel. The rear garden provides various seating areas, and makes a delightful setting for outside entertainment and al fresco dining.

There is vehicle accessed to the rear of the property, via Hazel Close, where there is a driveway, a single garage and a pedestrian gate giving access to the rear garden.

Garage

18' 4" x 9' 0" (5.59m x 2.74m). Up and over door. Light and power.

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.

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



Ground Floor
Approximate Floor Area
1126 sq. ft
(104.68 sq. m)

Approx. Gross Internal Floor Area 1126 sq. ft / 104.68 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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