



John
Wood
& Co

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Kingfisher Close, Seaton, Devon

£349,000 Freehold



PROPERTY DESCRIPTION

A beautifully presented three bedroomed semi-detached house, built in 2017, located in a fantastic position, close to the town centre and sea front, beach, shops, restaurants and amenities, with the benefit of a 10 year NHBC warranty, with approximately 2 year remaining. The property has the usual attributes of double glazed windows and gas fired central heating, with the spacious and flexible accommodation briefly comprising; on the ground floor, entrance hall with a WC, good sized living room, stylishly fitted kitchen/ dining room and a conservatory.

The first floor has two good sized double bedrooms, one with the benefit of built in wardrobes and a stylishly fitted en-suite shower room, a third smaller bedroom/ study with pleasing views of Haven Cliff and the hills beyond the Axe Valley, together with a stylishly fitted family bathroom. Outside, there is ample onsite parking on the driveway, a single garage and an enclosed garden at the rear, with a charming feature built in bar. The rear garden provides a good degree of privacy and offers a delightful setting for outside entertaining and al fresco dining.

FEATURES

- Three Bedrooms
- Semi-Detached Family Home
- Ground Floor WC
- Stylishly Fitted Kitchen/ Dining Room
- Light Filled Conservatory
- Principal En-suite Shower Room
- Close to Town Centre, Beach and Sea Front
- Single Garage
- Onsite Parking
- EPC Rating B





ROOM DESCRIPTIONS

The Property: -

The property is approached over a tarmac entrance drive providing access to the garage and onsite parking.

To the side of the garage, there is a timber gate giving access to the rear garden and to the side of the entrance drive, the front door to the property leads into the entrance hall.

Ground Floor

Entrance Hall

Radiator. Door to the living room and a door to the WC, which comprises; a white suite with a pedestal wash hand basin with chrome mixer tap, a close coupled WC and a radiator.

Living Room

Window to front. Two Radiators. Door to under stairs storage cupboard, which houses the Megaflo hot water cylinder. Stairs to first floor. Door to: -

Kitchen/ Dining Room

Window to rear. Square archway through to conservatory. Radiator. The kitchen is principally fitted to two sides with a range of matching wall and base units. L shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap and cupboards beneath including built in dishwasher and washing machine. Inset four ring gas hob with extraction over and a built in oven beneath. Full height unit incorporating built in fridge freezer. Wall mounted gas fired boiler for central heating and hot water.

Conservatory

Glazed to two sides with lovely garden views. Patio doors providing access to the enclosed rear garden.

First Floor

Galleried landing with doors off to: -

Bedroom One

Window to front. Radiator. Sliding mirrored doors to built in wardrobe. Door to airing cupboard.

Door to: -

En-Suite Shower Room

Obscure glazed window to front. Stylishly fitted with a white suite, comprising; pedestal wash hand basin with chrome mixer tap, close coupled WC, corner shower cubicle with sliding doors. White ladder style towel rail.

Bedroom Two

Window to rear providing pleasing views of Haven Cliff and the hills beyond the Axe Valley. Radiator. Hatch to roof space.

Bedroom Three/Study

Window to rear, again providing pleasing views of Haven Cliff and the hills beyond the Axe Valley. Double doors to built in wardrobe. Radiator.

Bathroom

Stylishly fitted white suite, comprising; pedestal wash hand basin with chrome mixer tap, close coupled WC, panel bath with wall mounted shower and a glazed shower screen. White ladder style towel rail.

Outside

There is onsite parking for two vehicles to the entrance drive, together with a single garage.

Single Garage

Light and power. Up and over door.



Rear Garden

The enclosed rear garden can be accessed from the conservatory or the side gate off the entrance drive.

The garden provides a good degree of privacy and offers a charming setting for outside entertaining and al fresco dining, featuring a super built in bar.

Council Tax

East Devon District Council; Tax Band C- Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

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

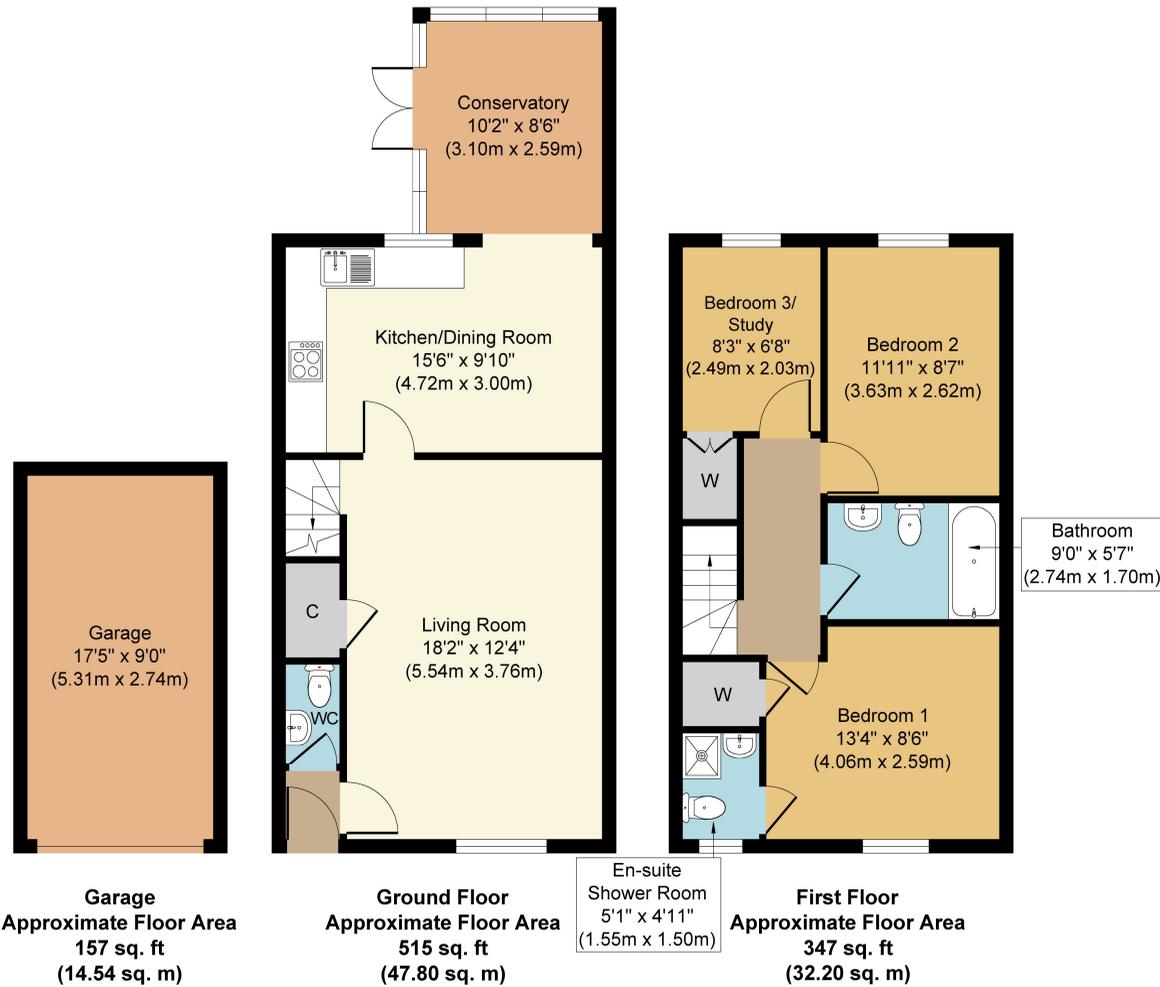
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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



Approx. Gross Internal Floor Area 862 sq. ft / 80.00 sq. m (Excluding Garage)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			