





PROPERTY DESCRIPTION

A spacious and well-presented four bedroomed semi-detached house, with the usual attributes of double glazed windows and oil fired central heating, with the benefit of outstanding views of Axmouth and the hills surrounding the Village.

The versatile, light and bright accommodation briefly comprises; on the ground floor, a good sized entrance porch, living room and kitchen/dining room with a door providing access to the garden. The first and second floors have three double bedrooms, a fourth single bedroom or study, a family bathroom and a separate WC.

The double bedroom on the second floor has access to eaves storage and benefits from super views of Axmouth and the hills surrounding the sought after Village. Outside, there is an enclosed terraced garden which provides a delightful and idyllic setting for al fresco dining and outside entertaining.



FEATURES

- Semi-Detached Family Home
- Light and Bright
- Four Bedrooms
- Council Tax Band C
- Terraced Rear Garden
- Stunning Views
- Well Presented and Spacious
- Kitchen/ Dining Room
- Located In a Quiet Cul-De-Sac
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

This property is ex-local authority, meaning it has a section 157 restriction. This means that prospective purchasers must have lived (which means having his/her principal home) and/or worked in Devon throughout the three years immediately before the date of the proposed purchase of the property.

Please note, whilst there is no parking allocated or onsite for the charming family home, there is on street parking available in the quiet cul-de-sac of Hawkesdown Close.

Ground Floor

A front door leads into the entrance porch, which has an obscure glazed door into the entrance hall, where there is a door access in to the living room, a radiator and stairs to the first floor.

Living Room

Large picture window to front. Feature fireplace. Radiator. Part obscure glazed door into the kitchen.

Kitchen/ Dining Room

Dual aspect, with windows to the side and rear. Obscure glazed door providing access to the gardens Radiator. Door to under stairs cupboard, housing the oil fired boiler for central heating and hot water.

The kitchen has been fitted to two sides, with a range of matching wall and base units with co-ordinated handles. L shaped run of work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine and space and plumbing for dishwasher. Inset four ring electric hob, with extraction above and a fitted double oven beneath. Space for free standing fridge freezer.

First Floor

Window to side, offering beautiful views of Axmouth and the hills beyond the Axe Valley. Radiator. Doors off to two double bedrooms, one single bedroom, a family bathroom and a separate WC. Stairs to second floor, where there is a further double bedroom.

Bedroom One (Double)

Window to front offering pleasing views over the charming Village of Axmouth. Under stairs storage area. Door to built in wardrobe. Radiator.

Bedroom Two (Double)

Window to rear, offering garden views. Radiator.

Bedroom Four (Single) / Study

Window to front, again offering pleasing views over the charming Village of Axmouth. Radiator.

Family Bathroom

Obscure glazed window to rear. The bathroom is fitted with a white suite, comprising; WC with co-ordinating seat, pedestal wash hand basin with chrome taps and splashback. P shaped bath, with chrome taps, a glazed shower screen and a fitted Mira sport electric shower. Chrome ladder style heated towel rail.

Separate WC

Obscure glazed window to side. White suite, comprising; WC with co-ordinating seat, Wall mounted wash hand basin with chrome taps.

Second Floor - Good Sized Double Bedroom

Window to front, providing outstanding views over the charming Village of Axmouth, and the hills beyond. Door to eaves storage areas. Radiator. Part restricted head height.

Outside

The property is approached over a pedestrian path, with access to the front and the side of the property. The property can be accessed via a set of three steps up to the front door, or alternatively via a gate, leading into the terraced garden.

Rear Garden

The rear garden is terraced, with areas of lawn, patio and decking, offering various seating areas, a greenhouse and a large shed with electricity. The shed is fronted by a good sized area of decking, which provides a delightful and peaceful setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,144.29

Axmouth

Axmouth is a delightful village located on the River Axe estuary and only a short level distance from the Jurassic Coast and the sea front and beach in Seaton.

This charming village has numerous period properties and two excelling pubs; The Harbour and The Ship Inn.

Axmouth is ideally located for easy access to the facilities of Seaton, Lyme Regis and Sidmouth.

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

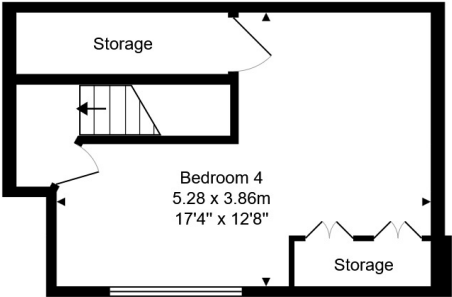
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without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

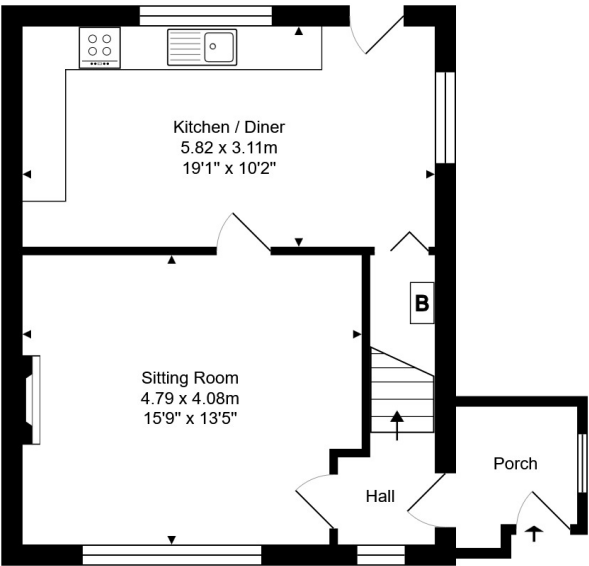
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

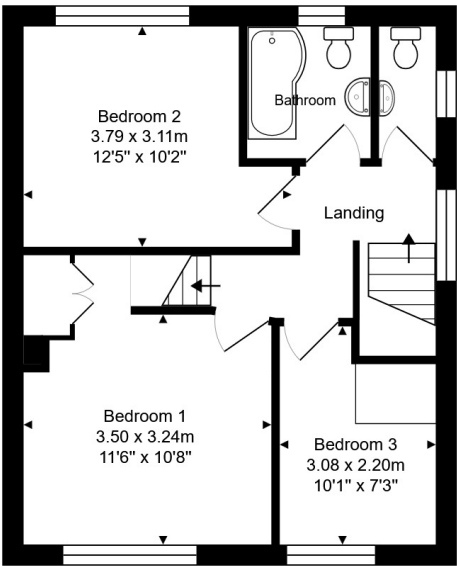
Redress Scheme provided by The Property Ombudsman: 08218195.



Second Floor



Ground Floor



First Floor

Total Area: 105.9 m² ... 1140 ft² (excluding storage)
Not to scale. Measurements are approximate and for guidance only.

