







## PROPERTY DESCRIPTION

A well presented semi-detached, two bedroomed bungalow, close to the Town Centre and Sea Front, with the usual attributes of double glazed windows and gas fired central heating, with the benefit of onsite parking, a garage and a large conservatory.

The property has recently been refurbished and has had a new conservatory added, a new fitted modern kitchen and has been re-decorated throughout. The spacious accommodation briefly comprises, entrance hall, sitting room, fitted kitchen, two good sized double bedrooms, a shower room and a conservatory that spans the width of the property.

Outside, there is onsite parking, a garage and a large enclosed rear garden with areas of lawn and patio, which offers an excellent degree of privacy and makes an ideal outside entertaining and dining area.

## FEATURES

- Semi-Detached Bungalow
- Two Double Bedrooms
- Beautifully Presented
- Large Conservatory
- Close to Beach and Sea Front
- Enclosed Rear Garden
- Garage & Onsite Parking
- Fitted Modern Kitchen
- Recently Renovated
- Close to Town Centre, shops and amenities





## ROOM DESCRIPTIONS

**The Property:**  
Part glazed front door into: -

**Entrance Hall**  
Door to cupboard. Radiator.

Door to: -

**Sitting Room**  
Large picture window to front, offering views of the front garden. Two radiators.

Door to: -

**Kitchen**  
Window and door to side. The kitchen has been re-fitted to two sides, with a range of matching wall and base units with high gloss door and drawer fronts. Run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including built in washing machine and built in dishwasher. L shaped run of work surface, with inset four ring induction hob, with cupboards and drawers beneath and above, including extraction over hob. Full height unit incorporating built in microwave and grill, with oven beneath, and built in fridge freezer to the side. Radiator.

Returning to sitting room, door to: -

**Inner Hall**  
Hatch to roof space with descending ladder and light. Door to storage cupboard. Door to large airing cupboard with slatted shelves.

Doors off to: -

**Bedroom One**  
Sliding doors to conservatory. Radiator. Door to built in wardrobe/ cupboard.

**Bedroom Two**  
Sliding doors to conservatory. Radiator.

**Shower Room**  
Window to side. The shower room has been attractively re-fitted, with a large corner shower cubicle, with sliding curved door, a vanity style wash hand basin with cupboards beneath and a chrome mixer tap. WC with co-ordinating seat. Full tiling to walls. Ladder style towel rail.

**Conservatory**  
Glazed to three sides, with bi-folding doors to the rear garden. Radiator. The conservatory can be accessed by sliding doors from both bedrooms, or from the rear garden.

**Outside**  
The property is approached over a concrete drive, providing access to the garage. To the side of the drive, steps lead down to the front of the property, with side access through a gate, leading to the rear garden.

**Gardens**  
The front garden is open plan, and has a large area of lawn, which is edged by mature plants and shrubs, providing a pleasing and attractive garden.

The rear garden has a areas of gravel, and lawn, with a greenhouse to one side. The garden provides a delightful setting for outside entertaining and alfresco dining, with an excellent degree of privacy.

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

**Energy Performance Certificate (EPC)**  
The details for the EPC can be found at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0159-2839-7136-9273-7165>

Since the EPC was created in 2017, the current vendors have added a boiler and have implemented gas fired central heating, all external doors have been replaced, the conservatory has been added, and all windows have been replaced with double glazed windows.

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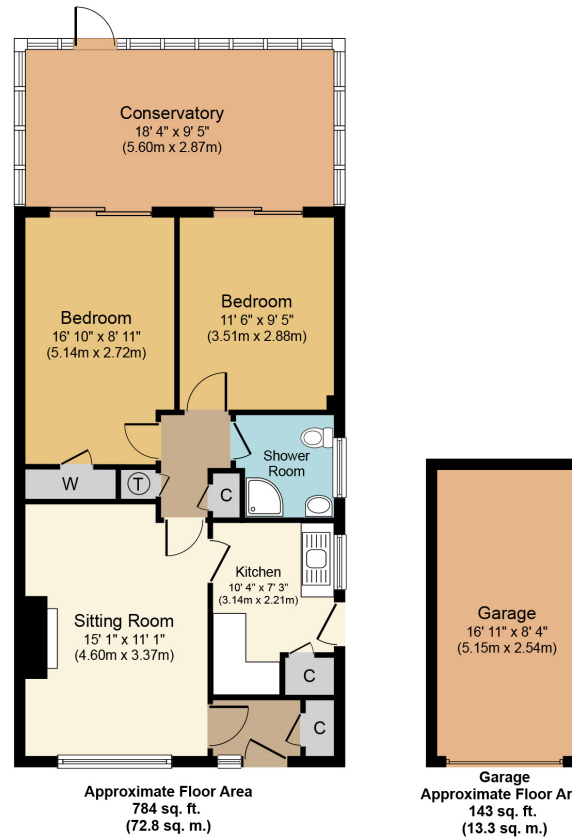
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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

**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





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			