







## PROPERTY DESCRIPTION

A well-presented two bedroomed town house, in an excellent position, close to the town centre, sea front, beach, shops, café's and restaurants, with the benefit of underfloor heating, lovely views and onsite parking.

The spacious, light and bright accommodation briefly comprises; on the ground floor, entrance hall, kitchen/ dining room/ family room and a utility room with a WC, with the first floor having an excellent sized living room with a balcony offering sea glimpses and lovely views over Haven Cliff and the hills surrounding Axmouth. The second floor has two double bedrooms, with one benefiting from sea views, together with a family bathroom. Outside, there is a gated entrance drive offering onsite parking and a small garden.

## FEATURES

- 2 Bedroomed Town House
- Onsite Parking
- Well Presented and Spacious
- Stylishly Fitted Kitchen/ Dining Room
- Ground Floor WC & Utility Room
- Living Room With Balcony
- Excellent Town Centre Location
- Pleasing Countryside & Sea Views
- Underfloor Heating
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property: -

The property has double glazed windows and underfloor heating throughout, and is approached over a gated entrance drive, offering onsite parking and access to the front door.

### Ground Floor

The entrance hall has stairs giving access to the first floor, a built in storage cupboard and a door to the kitchen/ dining room.

The kitchen has been fitted to three sides with a range of matching wall and base units, with a U shaped run of work surface. Inset one and a half bowl stainless steel sink and drainer with a mixer tap, with cupboards beneath including built in dishwasher. Inset four ring electric hob, with built in oven beneath and extraction above. Built in under counter fridge. Wall mounted gas fired boiler.

Door to: -

### WC & Utility Room

White suite, comprising: close coupled WC with co-ordinating seat and a pedestal wash hand basin with chrome taps. Run of work surface with space and plumbing beneath for washing machine.

### First Floor

Stairs to second floor. Door to: -

### Living Room

An excellent sized reception room, with the benefit of views over Haven Cliff, the Axe Valley and the hills surrounding Axmouth, together with pleasing sea views.

### Second Floor

Doors off to: -

### Bedroom One

A good sized double bedroom, with a beautiful sea view.

### Bedroom Two

A smaller double with pleasing Axe Valley views, sea glimpses and a hatch to the roof space, which has a light, a descending ladder and is boarded.

### Bathroom

White suite, comprising: close coupled WC with co-ordinating seat, wall mounted wash hand basin with chrome mixer tap. Panel bath with glazed screen and a wall mounted shower.

### Outside

To the front, there is a small courtyard style garden offering onsite parking via a gated entrance.

### Council Tax

East Devon District Council; Tax Band B - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,943.92

### 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.

### 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.

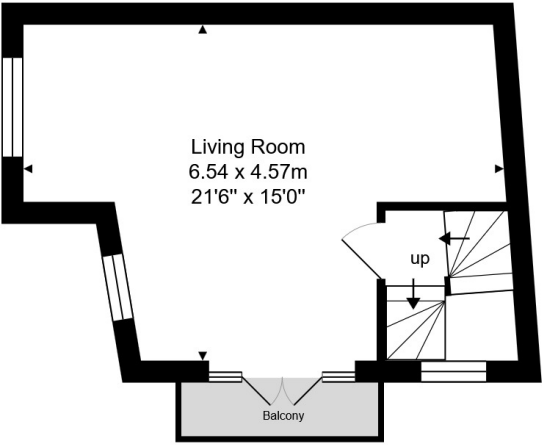
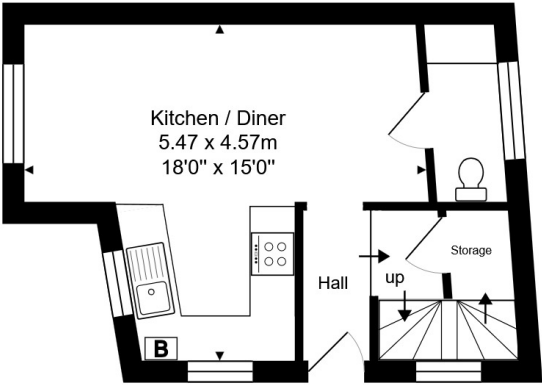
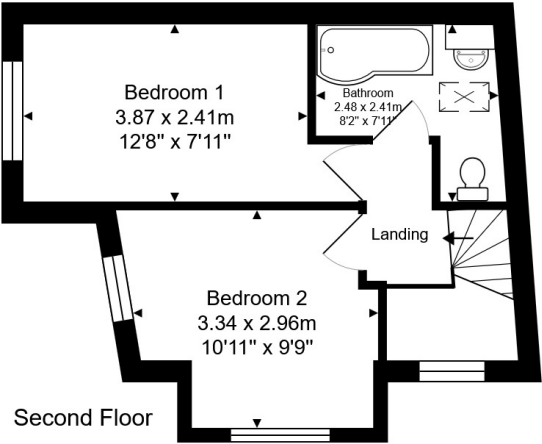
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Total Area: 83.4 m<sup>2</sup> ... 897 ft<sup>2</sup> (excluding balcony)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	76	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	76	89
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	