





## PROPERTY DESCRIPTION

A well presented semi-detached, two bedroomed bungalow, located in a very convenient position for the Town Centre and Sea Front. Constructed we believe, in the 1930's, with colour washed rendered elevations under a tiled roof, and has the usual attributes of double glazed windows and gas fired central heating, and has the added advantage of ample onsite parking, in addition to the detached single garage.

The property has been maintained in good order throughout, with the spacious and flexible accommodation briefly comprising, entrance conservatory, entrance hall, a good sized living room, a stylish fitted kitchen, a dining room/ conservatory, two double bedrooms, with one having a dressing area that opens up to a stylish wet room, and a family bathroom.

Outside, there is an attractive enclosed rear garden, where there is a good sized area of paved patio, that leads to a paved path and features a summer house, a number of raised beds, together with a shed and a green house. There is also the advantage of a detached single garage and onsite parking.

## FEATURES

- Semi- Detached Bungalow
- Two Double Bedrooms
- Stylish Wet room Style En-suite Shower Room
- On Site Parking
- Enclosed Rear Garden
- Conservatory / Dining Room
- Close to Beach, Amenities and Shops
- Single Garage
- EPC Rating B





## ROOM DESCRIPTIONS

### The Property:

Part glazed decorative front door into: -

### Entrance Conservatory

Glazed to two sides, providing an excellent light filled conservatory / sun lounge, overlooking the front garden. Radiator. Leading in to: -

### Entrance Hall

Radiator. door through to: -

### Inner Hall

Radiator. Hatch to roof space, which has light and power. Door to large storage cupboard.

Doors off to: -

### Living Room

Internal window to entrance conservatory Two radiators. Electric coal effect fire.

### Kitchen

Dual aspect, internal window and doubled doors into conservatory/ dining room and window to side, overlooking side garden.

The kitchen has been stylishly fitted to three sides, with a range of matching wall and base units, with cream door and drawer fronts and silver handles. . On one side of the kitchen, there is an L shaped run of work surface, with inset one and a half bowl stainless sink and drainer with chrome mixer tap, with drawers and cupboard beneath, including space and plumbing for washing machine and built in dishwasher.

Inset range cooker, with extraction over, and further cupboards to the side, including space for tumble dryer.

On the other side of the kitchen, there are two further short runs of work surface, with built in microwave above, two full height units incorporating large fridge and large freezer, including a wine cooler to the side, and further cupboards and storage above.

Double doors through to: -

### Conservatory / Dining Room

Glazed to three sides, with a polycarbonate pitched roof. Double doors, providing access to the rear garden. Radiator.

Returning to inner hall, doors off to: -

### Bedroom One

Roof light. Radiator. Square archway through to dressing area, with double wardrobe with sliding mirrored doors, and access to the wet room style ensuite.

### Ensuite Shower Room

Obscure glazed window to rear. A modern and stylish wet room style ensuite, with a close coupled WC, with co-ordinating seat, a vanity style wash hand basin with chrome taps and cupboards beneath, and a wall mounted shower. Full tiling to walls. Chrome ladder style towel rail.

### Bedroom Two

Internal window to entrance conservatory. Radiator.

### Bathroom

Obscure glazed window to rear. Modern and stylish bathroom, benefiting from a full suite, including; panel bath. with chrome taps and a hand held shower attachment, large corner shower cubicle, with sliding curved door and a shower. WC with wooden seat, vanity style wash hand basin with chrome mixer tap and cupboards beneath. Full tiling to walls, radiator, chrome ladder style towel rail.

### Outside

The property is approached from Seaton Down Road, with onsite parking, and access to the single garage. Stone steps leading up past the landscaped front garden, providing access to the front door and the entrance conservatory.

### Garage

Electric roller door. Light and power.

### Rear Garden

The enclosed rear garden, offers a good degree of privacy, and has a good sized paved patio, that leads to a paved path and features a summer house, a number of raised beds, together with a shed and a green house.

The rear garden can be accessed by using a pedestrian gate, at to the front of the property, at the side of the garage, and the double doors from the conservatory/ dining room.

The rear garden provides a delightful setting for outside entertaining and alfresco dining.

### Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,027.00per annum.

### 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**

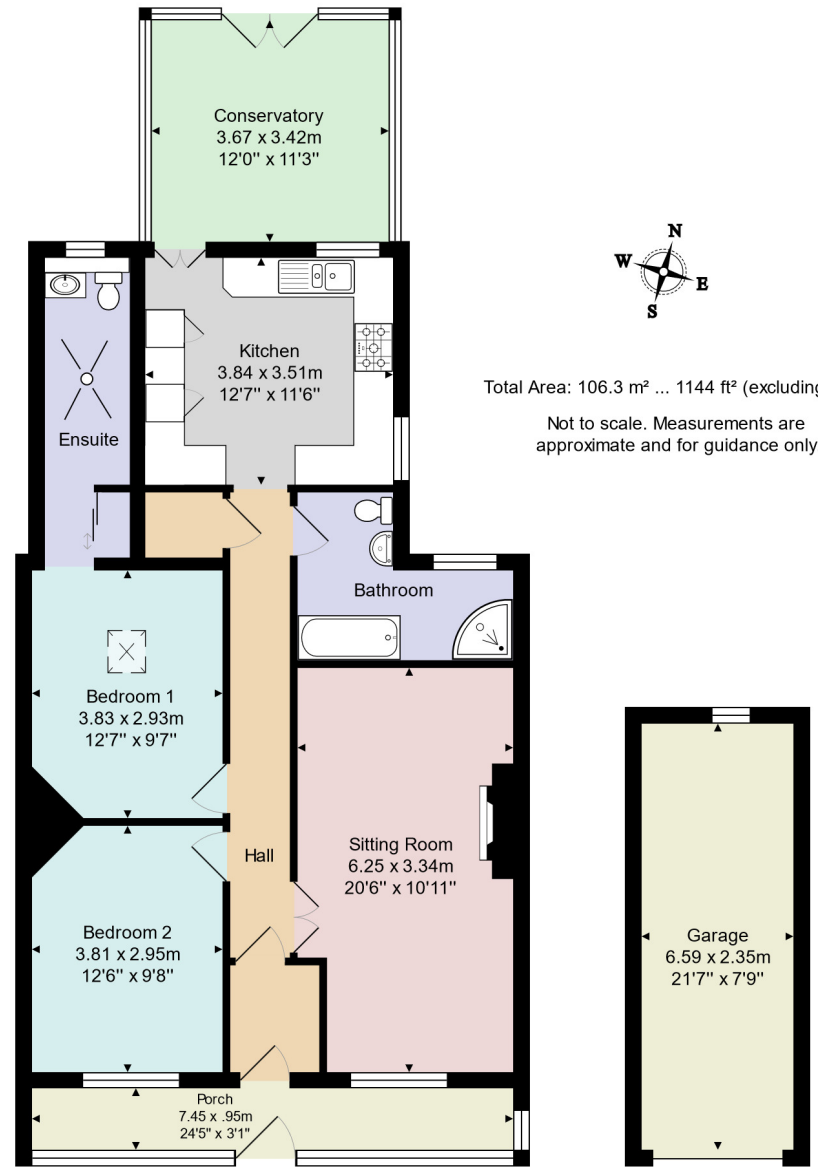
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

### 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



Total Area: 106.3 m<sup>2</sup> ... 1144 ft<sup>2</sup> (excluding garage)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			