



**John
Wood
& Co**

**Coast &
Country since 1977**

Ash Grove, Seaton, Devon EX12

£205,000 Freehold



PROPERTY DESCRIPTION

An appealing and well presented one bedroom semi- detached bungalow located in an elevated position on the outskirts of Seaton, and benefiting from pleasing outward views over Haven Cliff, with the usual attributes of double glazed windows, gas fired central heating and in addition benefitting from onsite parking and a private rear garden.

The accommodation includes; entrance hall, living room /dining room, kitchen, double bedroom and a shower room. A driveway to the side providing on site parking, and an enclosed rear garden, providing a lovely space for outside entertaining and alfresco dining.

This well presented and spacious bungalow, comes to the market with no onward chain and would make an ideal first home, a second home or possible buy to let investment.



FEATURES

- No Chain
- Semi-Detached Bungalow
- One Double Bedroom
- Driveway
- Enclosed and Private Rear Garden
- Shower Room
- Sitting / Dining Room
- Pleasing Views
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

Part glazed decorative front door into: -

Entrance Hall

Radiator. Door to large storage cupboard. Hatch to roof space. Doors off to:

-

Sitting Room / Dining Room

Window to side. Sliding patio doors, offering pleasing Haven Cliff Views, and providing access to the rear garden. Two radiators.

Kitchen

Window to front. The kitchen has been principally fitted two sides with a range of matching wall and base units with cream door and drawer fronts, with silver handles. L-shaped run of laminate work surface with inset single bowl sink and drainer with chrome mixer tap, and cupboards and drawers beneath.

Inset 4 ring induction hob with built under oven. Built under fridge with freezer compartment and space and plumbing for washing machine, with cupboards and further storage over. Part tiling to walls.

Bedroom

Window to front. Radiator. Coved ceiling

Shower Room

Obscure glazed window to rear . White suite comprising; Vanity style wash hand basin, with cupboards beneath and WC built in. Large shower cubicle with sliding curved doors, fitted with a Mira sport electric shower. Chrome ladder style towel rail. Wall mounted electric mirror. Full tiling to walls.

Door to airing cupboard with slatted shelves and factory insulated hot water cylinder.

Outside

The property is approached over a tarmac entrance drive, providing on site parking, and access to the front door and a useful shed.

Rear Garden

The enclosed garden to the rear, offers an excellent degree of privacy, and is largely laid with paving for ease of maintenance, with areas of mature shrubs and plants.

There is a large shed, with an attractive seating area in front, which provides a delightful and private space for outside entertaining and alfresco dining.

The rear garden can be accessed from a gate at the bottom of the driveway, and also from a set of double sliding doors from the sitting / dining room.

Council Tax

East Devon District Council; Tax Band B- Payable 2023/24: £1,773.63. per 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**

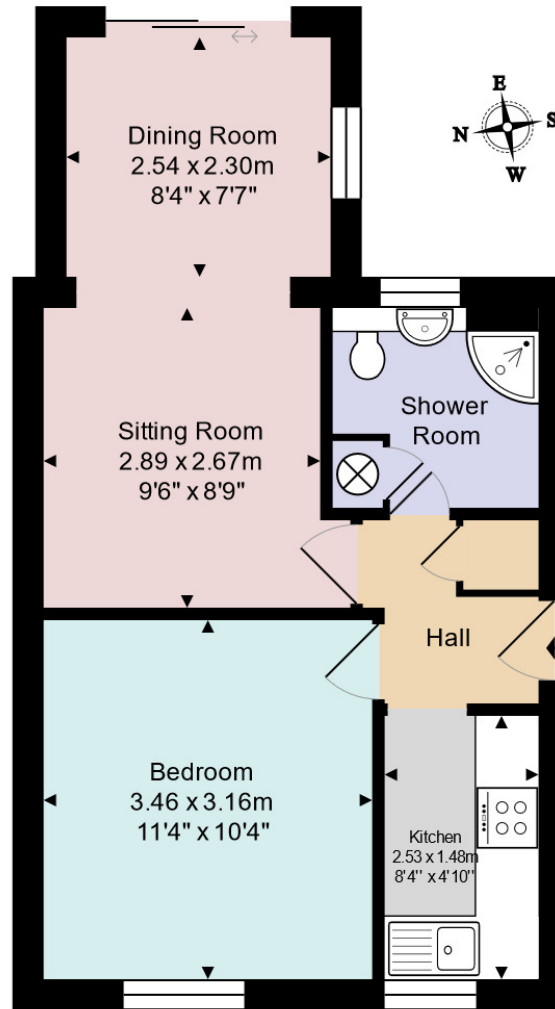
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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: 36.6 m² ... 394 ft²
 Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			