



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**7 Kingfisher Close, Seaton, Devon EX12 2FN**

**Offers In Excess Of: £325,000 Freehold**



## PROPERTY DESCRIPTION

An appealing and well presented semi-detached house, in a fantastic position, close to the town centre and sea front, beach, shops, restaurants and amenities. The property benefits from parking, a garage, and a 10 year NHBC warrants, with 3 years remaining.

The spacious accommodation comprises; on the ground floor, entrance hall, open plan living room dining room with a fitted kitchen, and a WC, with the first floor having two good sized double bedrooms, one benefiting from an en-suite shower room, a third single bedroom and a family bathroom. Outside, there is a good sized enclosed rear garden, a garage and a parking space.

This property is beautifully presented, and would make an ideal family home or holiday home.



## FEATURES

- Well Presented, Bright and Spacious
- Three Bedroomed Semi-Detached
- Garage and Parking
- Close to Town Centre, Beach and Sea Front
- Master En-suite Shower Room
- Open Plan Living Dining Kitchen
- Rear Garden
- New Build 2017
- Ground Floor WC
- EPC Rating B





## ROOM DESCRIPTIONS

### The Property:

Part obscure glazed front door into: -

### Entrance Hall

Stairs to first floor. Radiator. Door to WC and open plan living room/ dining room/ kitchen.

### WC

Obscure glazed window to front. White suite comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Radiator.

### Open Plan Living Room / Dining Room / Fitted Kitchen

#### Living/ Dining Room

Double doors with matching side window, providing access to the rear garden. Two radiators. Door to understairs storage cupboard.

#### Kitchen

Window to front. The kitchen has been stylishly fitted to three sides, with a range of matching wall and base units. U shaped run of work surface, with inset four ring gas hob, with drawers beneath and extraction over. Inset one and a half bowl stainless steels ink and drainer, with chrome mixer tap, with cupboards beneath, including built in dishwasher and washing machine. Full height unit incorporating fridge freezer and built in oven. Wall mounted gas fired boiler for central heating and hot water.

Returning to entrance hall, stairs to first floor.

### First Floor

Hatch to roof space. Window to side. Doors off to: -

#### Bedroom One

Window to front. Double doors to built in wardrobe, with shelf and hanging rail. Radiator. Door to: -

#### En-suite Shower Room

Obscure glazed window to front. White suite comprising; close coupled WC with co-ordinating seat, wall mounted wash hand basin with chrome taps. Sliding door to good sized walk in shower cubicle. Ladder style towel rail.

#### Bedroom Two

Window to rear. Radiator.

#### Bedroom Three

Window to rear. Radiator.

### Bathroom

Stylishly fitted white suite, comprising; close coupled WC with co-ordinating seat, wall mounted wash hand basin with chrome mixer tap. Panel bath with shower attachment over and a glazed screen. Half tiling to walls. Ladder style towel rail.

### Outside

The property is approached over via a pedestrian footpath, leading to the front door. The rear of the property is accessed via a communal car park, which leads to the allocated parking space and the garage. To the side of the property, there is a timber gate, which provides access t the rear garden.

### Rear Garden

The garden can be accessed via a gate to the side of the property, from the car park, or via the French doors from the living/ dining room kitchen.

### Council Tax

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

### Tenure and Charges

The property is freehold. Although we are advised that there is a yearly service charge of approximately £100 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.

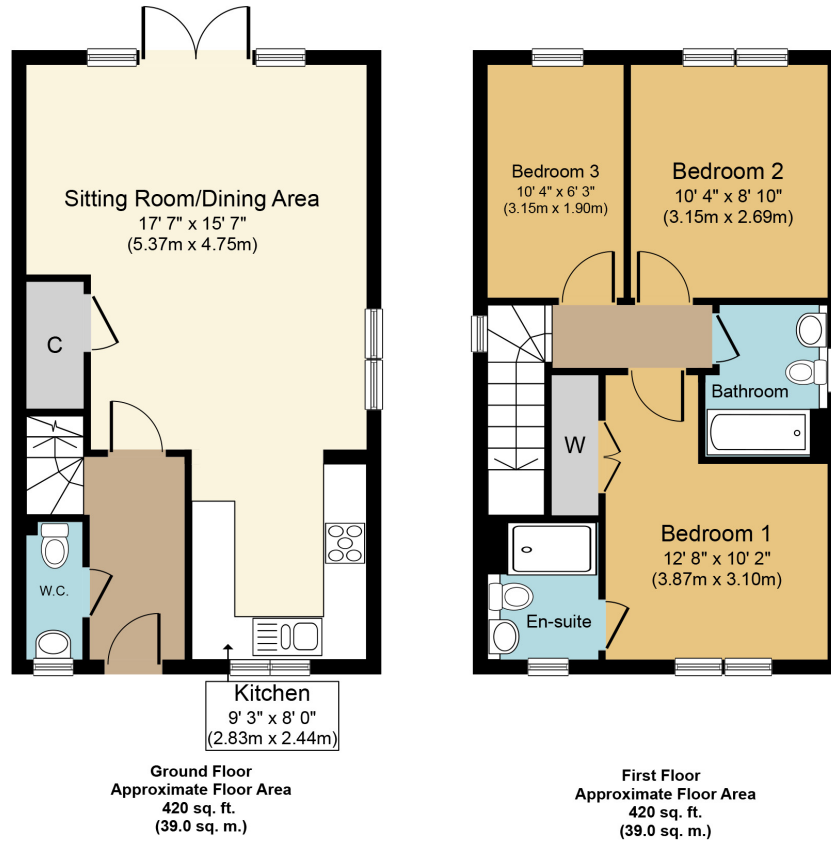
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			