







## PROPERTY DESCRIPTION

A two bedroomed detached bungalow, ideally located in a cul-de-sac position yet within easy reach of Beer Road, Seaton town centre, the sea front and beach and bus routes.

This double fronted bungalow sits superbly in the plot with good size gardens to front and rear. Comprising two bedrooms, a triple aspect living /dining room, kitchen and bathroom. Outside, the property benefits from ample onsite parking, and a single garage.

The garden to the rear, offers an excellent degree of privacy, and provides a delightful setting for this property.

This bungalow does require some modernisation and re-decoration, we do believe it has immense potential and would make a superb family home, second home or investment property.

## FEATURES

- Enclosed Rear Garden
- Large Living/ Dining Room
- Ensuite WC
- Close to Beach, Amenities and Shops
- Onsite Parking
- Garage
- Investment opportunity
- Potential to Extend STPP
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

Half glazed door into: -

### Entrance Porch

Glazed to three sides, half obscure glazed door into: -

### Inner Hall

Two Radiators. Hatch to roof space, Door to airing cupboard. Door to cloaks cupboard with hanging rail and shelf.

Doors off to: -

### Living/ Dining Room

Triple aspect windows to front, side and rear. Three Radiators. Fitted gas fire.

### Kitchen

Window to rear overlooking rear garden. Part obscure glazed door providing access to the rear garden. The kitchen has been principally fitted to three sides with a range of matching wall and base units, with wooden door and drawer fronts and co-ordinating handles. to on side, an L shaped run of work surface, with inset one and a half bowl composite sink and drainer with chrome mixer tap, with cupboards beneath. Under counter space and plumbing for washing machine and dishwasher, with cupboards above.

On the other side of the kitchen, a further short run of work surface, with inset four ring electric hob, with cupboards beneath and above, including extraction, and built in double oven and grill to the side. Space for free standing fridge and freezer, with cupboards over.

Wall mounted 'British Gas' gas fired boiler for central heating and hot water. Radiator.

### Bedroom One

Large picture window to rear, with pleasing views of the rear garden. Built in wardrobes and storage. Radiator.

Door to: -

### En-suite WC

Close couple WC with wooden seat, vanity wash hand basin with chrome taps and cupboard beneath. Door to storage above WC.

### Bedroom Two

Window to front. Radiator.

### Bathroom

Obscure glazed window to front. White suite comprising: close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. Large corner bath with chrome mixer tap, shower attachment over and a fitted shower curtain. Heated ladder style towel rail. Full tiling to walls.

### Outside

The bungalow is approached via a private driveway with off road parking for several cars. The drive leads to the garage, and also provides access to the entrance porch.

### Garage

Garage to side with up and over door. With light and power.



### Rear Garden

The rear garden can be accessed via the kitchen or the garage door, and has areas of paved patio, gravel and lawn. To the side of the garage, at the rear, is a shed/storage cupboard.

Front the patio, steps lead down to a gravelled seating and entertaining area, with further steps leading down to a laid to lawn area, with mature planting.

The garden offers an excellent degree of privacy, and provides the opportunity for a rear extension, subject to the usual consents of course.

### Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,280.37 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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### Disclaimer

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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.

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Client Money Protection provided by Propertymark: C0124251



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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			