



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Seaton Down Road, Seaton, Devon**

**£195,000 Freehold**



## PROPERTY DESCRIPTION

A most attractive period two bedroom terrace cottage, located in a very convenient position for the town centre and sea front. Constructed with colour washed rendered elevations under a slate roof, the property has been updated in the past and includes; uPVC double glazing, night storage heating, a refitted kitchen and updated electrics with consumer control unit, but would now benefit from some further updating and improvement.

The accommodation comprises; on the ground floor, living room, and a kitchen breakfast room, with two bedrooms and a bathroom on the first floor. There is a good sized enclosed garden at the front with summer house and a small courtyard to the rear with garden store and WC.

This property comes to the market with no onward chain, and would make an ideal first time purchase, second home or buy to let investment.

## FEATURES

- No Chain
- Town Centre Location
- 2 Bedrooms
- Living Room
- Kitchen Breakfast Room
- Bathroom
- Garden
- Small Courtyard
- Close to Beach and Sea Front
- EPC rating D





## ROOM DESCRIPTIONS

### The Property:

Open fronted entrance porch and hardwood front door into:-

### Living Room

Window to front. Feature fireplace, fitted with an electric fire. Cupboard containing electricity meters and consumer control unit. Dimplex Duoheat storage heater.

Cottage style door through to:-

### Kitchen Breakfast Room

Window to rear. The kitchen has been fitted to two sides with a range of matching wall and base units with laminate door and drawer fronts and co-ordinating handles. Run of composite work surface with inset single bowl stainless steel sink and drainer, with washing machine beneath. Range of cupboards beneath with inset Hotpoint Ultima electric cooker with four ring ceramic hob and double oven. Splash back tiling with matching range of wall cupboards over including extraction over hob. Dimplex Duoheat storage heater. Vinyl sheet floor. Under stair storage area.

Curving staircase to:-

### First Floor

Stairs from kitchen, with over stairs cupboard, and door to Fortic hot water cylinder.

Cottage style door off to:-

### Bedroom One

Window to front providing views over Seaton to the hills beyond the Axe Valley. Dimplex Duoheat storage heater.

### Bedroom Two

Window to rear.

### Bathroom

Window to rear. White suite comprising; close-coupled WC with co-ordinating seat, shower cubicle with bi-fold glazed doors and an electric shower. Pedestal wash hand basin with chrome taps. Splashback tiling to three walls and shower cubicle. Electrically heated towel rail. Wall mounted Dimplex heater. Ceramic tiled floor.

Returning to kitchen breakfast room, door to:-

### Rear uPVC Porch

Glazed to three sides with polycarbonate roof. Door to:-

### Rear Courtyard Garden

On one side of the courtyard, is a door into an external store with light and power.

On the other side of the courtyard, is a timber door to:-

### Garden WC

Low mounted flush WC. Tiled walls.

### Outside

The property is approached from Seaton Down Road over a communal entrance pathway, which gives access to the entrance porch.

On the other side of the pathway is an attractive fenced garden, with a large area of paving with a flower and shrub border to the side and rear, with a substantial detached timber summer house, with light and power.

### 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.

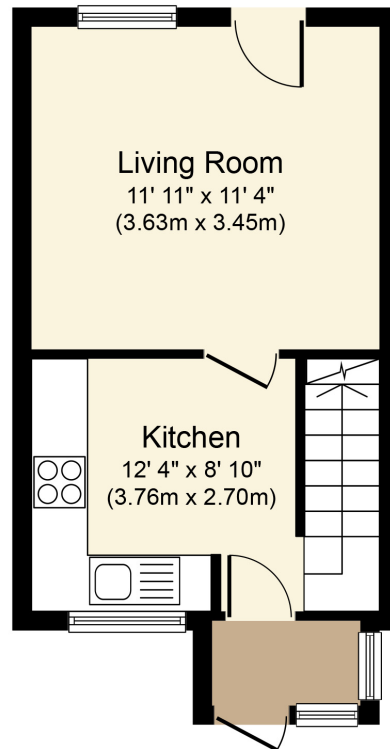
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### Opening Hours

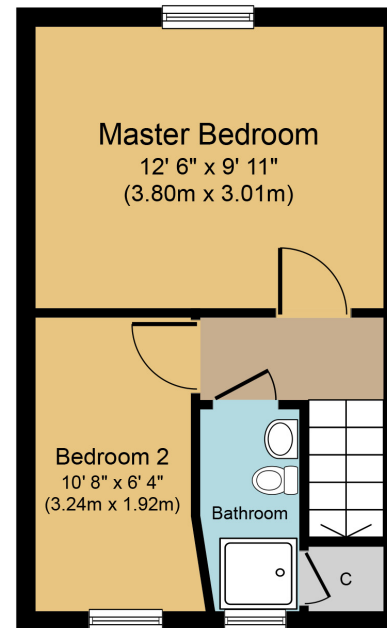
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



**Ground Floor**  
Approximate Floor Area  
268 sq. ft.  
(24.9 sq. m.)



**First Floor**  
Approximate Floor Area  
250 sq. ft.  
(23.3 sq. m.)



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</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			