





PROPERTY DESCRIPTION

A deceptively spacious, four bedroom period mid-terraced Cottage style home, 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 a number of period features including a large decorative period style fireplace, and has the usual attribute of double glazed windows. The property benefits from a recently upgraded Dimplex Heating system.

The accommodation includes; excellent through living room / dining room, and rear galley style kitchen, with the first floor comprising; two bedrooms and a re-fitted family bathroom, with two further bedrooms on the second floor. At the front of the cottage is an onsite parking space, and at the rear is a charming cottage style garden, with a covered dining area and a good sized masonry constructed storage shed under a corrugated roof.

Further details to follow, including bathroom description and photos.



FEATURES

- Period Cottage
- Four Bedrooms
- Close to Seafront and Town Centre
- Mid-Terraced Home
- Onsite Parking
- Galley Kitchen
- Enclosed Rear Garden
- Re-fitted Bathroom
- EPC Rating E
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

Half obscure glazed front door into: -

Living Room / Dining Room

Max Overall: 25' 4" x 12' 5" (7.72m x 3.78m)

Large small pane double glazed window to front. Recently upgraded Dimplex Quantum storage heater. The living room/ dining area have both recently had new solid oak flooring laid.

The sitting area:

Large period style fireplace, presently fitted with an electric fire, with timber mantle. Dado rail, night storage heater.

Opens up into: -

Dining area:

Small paned glazed door to kitchen, curving rising staircase to first floor, with under stairs study area, feature exposed stone wall with fitted shelves, night storage heater.

Kitchen

12' 10" x 9' 4" (3.91m x 2.84m) narrows to 5' 0" (1.52m).

Recently upgraded Dimplex Quantum storage heater.

Small paned double glazed window to rear, and half glazed door giving access to under cover dining area. The kitchen has been principally fitted to three sides with an attractive range of matching wall and base units.. L shaped run of work surface, with inset ceramic hob and built under Stoves single fan assisted oven and grill. Range of cupboards and drawers beneath, including Pelmet heater.

Splashback tiling and extraction over hob.

Further short run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap. Cupboard beneath and space and plumbing alongside for washing machine and dishwasher. Further space along side for fridge / freezer. Further short run of work surface with under counter space for appliances and further under counter storage space, splashback tiling.

Returning to dining area, stairs to: -

First floor

Galleried landing:

At the rear of the galleried landing there is an attractive part stained glass door to bathroom.

Doors off to: -

Bedroom One

13' 2" x 12' 4" (4.01m x 3.76m). Small paned glazed window to front providing attractive town views, built in airing cupboard with factory insulated hot water cylinder with emersion heater. Recently upgraded Dimplex Q-Rad electric radiator.

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.49m). Small paned glazed window to rear, wash hand basin with chrome taps and splashback tiling. Recently upgraded Dimplex Q-Rad electric radiator.

Bathroom

Obscure glazed window to rear. The bathroom is currently undergoing a re-fit, and once completed, will comprise of a panel bath with shower attachment over, close coupled WC and a vanity style wash hand basin with cupboards beneath and a wall mounted mirror above.

Retuning to landing, stairs rise to: -

Second Floor.

Doors to: -

Bedroom Three

12' 5" x 9' 6" (3.78m x 2.90m) including wardrobes.

Dormer window to front providing attractive views to the hills beyond the Axe Valley. Part feature stone walls, Double doors to built in wardrobe. Recently upgraded Dimplex Q-Rad electric radiator.

Bedroom Four / Study

Part sloping roof: 10' 4" x 7' 8" (3.15m x 2.34m).

Small paned dormer window to rear, hatch to roof space, wall mounted shelves and display alcoves, storage heater. Recently upgraded Dimplex Q-Rad electric radiator.

Outside

The property is approached over a tarmac parking space, which provides onsite parking for one vehicle and gives access to the front door.

At the rear the kitchen door opens up to a charming covered dining area. A concrete path continues past a stone wall, which retains the garden at a higher level. Steps rise up to a concrete path, which initially has an area of lawn and then terraced gravelled beds, providing the opportunity to display pot plants.

At the rear of the garden is a masonry garden shed under a corrugated roof 12' 11" x 10' 4" (3.94m x 3.15m); with a large small paned glazed window and period panel door to front.

Council Tax

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

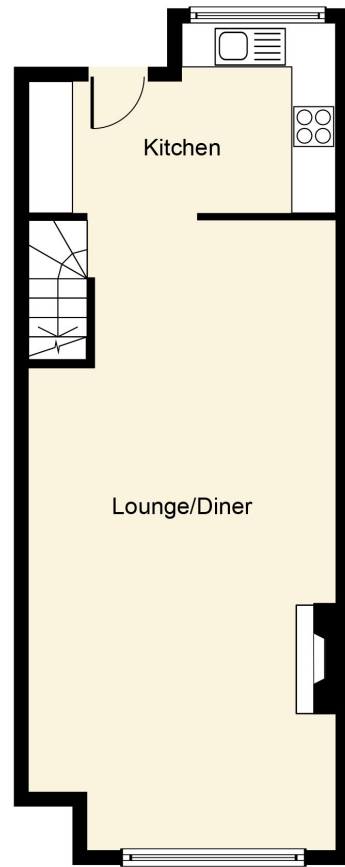
Opening Hours

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

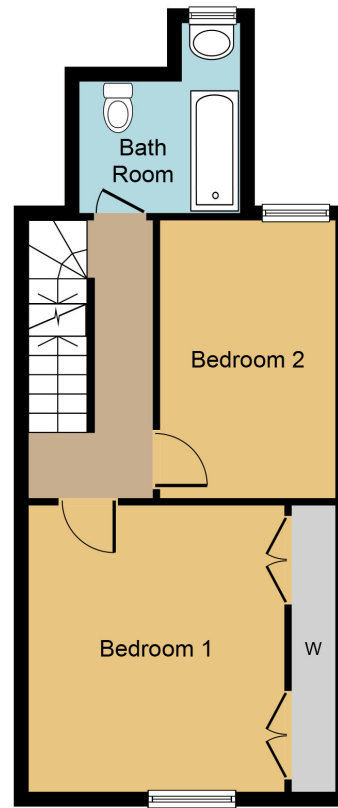
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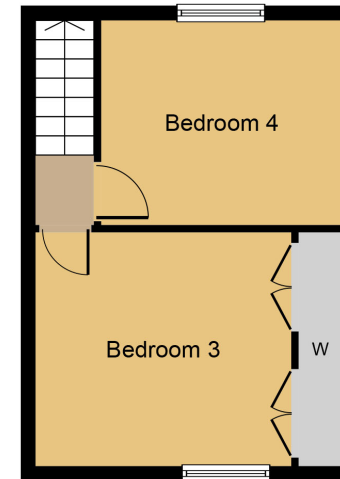




Ground Floor



First Floor



Second Floor

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. 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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