

A two-story white house with a brown tiled roof, a garage, and a driveway. The house has a prominent arched entrance and several windows. A paved driveway leads to a garage with a dark brown door. The house is surrounded by greenery and a clear blue sky.

**John  
Wood  
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**Coast &  
Country since 1977**

**The Orchard, Seaton, Devon**

**£440,000 Freehold**



## PROPERTY DESCRIPTION

A most appealing and substantial three/ four bedroom semi-detached home located in a quiet cul-de-sac, very close to the town centre, restaurants, cafe's, beach and sea front. This charming property was constructed in the 1930's with decorative pebble dashed elevations under a tiled roof and has spacious and flexible accommodation and a number of character features, including original fireplaces, panel doors and a original staircase. There is a lovely enclosed garden at the front, together with on site parking and a garage, with a sunny and private enclosed garden at the rear.

The property has the usual attributes of double glazed windows and gas fired central heating, but would now benefit from a little further updating and re-decoration.

The spacious and versatile accommodation briefly comprises; entrance hall, sitting room, separate dining room or ground floor bedroom, stylishly fitted kitchen, utility room with an external WC and storage shed on the ground floor. The first floor includes; three bedrooms, study, bathroom and separate WC. Stairs rise from a study or snug area, to a large loft room with lovely views over the town, Haven Cliff and sea views out over Lyme Bay, which makes a super hobbies space or home office.



## FEATURES

- On-Site Parking
- Garage/ Workshop
- Enclosed & Private Rear Garden
- Ground Floor Bedroom OR Dining Room
- Semi-Detached Family Home
- Outside Shed & WC
- Utility Room
- Close to Town Centre, Beach and Sea Front
- Good Sized Loft/ Hobbies Room
- EPC Rating D



## ROOM DESCRIPTIONS

### The Property:

Most attractive semi-circular open fronted entrance porch with part decorative leaded light glazed composite front door into:-

### Entrance Hall

Easy rising period staircase to first floor. Picture rail. Radiator. Period panel doors off to:-

### Sitting Room

uPVC double glazed window to front gives attractive garden view. Feature original fireplace with carved surround, tiled inset and slate hearth. Picture rail. Radiator.

### Kitchen

uPVC double glazed window and door to rear, providing access to the rear garden. Door to understairs storage cupboard. Archway to utility room.

The kitchen has recently been replaced, and is principally fitted to two sides, with a range of matching wall and base units. Inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with a range of cupboards and drawers beneath including built in washing machine. Full height unit incorporating double oven and grill, with further storage cupboards. On the other side of the kitchen, is an inset four ring induction hob, with cupboards and drawers beneath and extraction above. Beams to ceiling. Vinyl sheet floor.

### Utility Room

uPVC obscure double glazed window to rear. Space for refrigerator. Space for tumble dryer. Wall mounted shelves.

### Bedroom Three / Dining Room

uPVC double glazed window to front provides attractive garden views and glimpses of the hills beyond the Axe Valley. Fine original fireplace with carved wooden surround and mantle, tiled inset and hearth. Picture rail. Radiator. Stained and stripped wooden floor.

Returning to entrance hall, easy rising stairs to:-

### First Floor

Large galleried landing with uPVC double glazed window to rear gives most attractive garden views. Doors off to:-

### Bedroom One

uPVC double glazed window to front provides lovely views across Seaton and sea glimpses. Original fireplace with painted metal surround and grate. Picture rail. Radiator.

### Bedroom Two

uPVC double glazed window to front provides lovely views across Seaton, the hills beyond the Axe Valley and sea glimpse. Fine original fireplace (presently blocked). Picture rail. Radiator.

### Bedroom Four

11' x 6' 6" (3.35m x 1.98m) including stairs.

uPVC double glazed window to rear. Picture rail. Radiator. Curving rising stairs up to:-

### Study

uPVC double glazed window to front. Picture Rail. Radiator.

### W.C.

uPVC obscure double glazed window to rear. Close-coupled WC with coordinating seat.

### Bathroom

uPVC obscure double glazed window to rear. White suite comprising; panel bath with chrome mixer tap and Gainsborough Regency shower over with shower rail and curtain, pedestal wash hand basin with chrome taps. Splash back tiling to bath and shower area. Large wall mounted mirror. Corner display shelves. Radiator. Vinyl sheet floor.

Returning to landing, step down and door into:-

### Landing

Feature brick wall. Two doors to eaves storage area. Period panel door into:-

### Loft Room

Part restricted ceiling height. Twin uPVC double glazed Velux roof lights to front and matching roof lights to rear. Front windows give lovely views over Seaton to the hills beyond the River Axe, Haven Cliff and sea views out over Lyme Bay. The window to the rear give lovely garden and town views.

### Outside

The property is approached over a block paved entrance drive which leads to the front door and the attached garage. The front garden is edged with picket fencing and provides a good sized area of lawn with three specimen trees including; a Willow, flowering Cherry and a Maple.

### Garage

Max. overall 25' 6" x 11' (7.77m x 3.35m).

Twin timber doors into an excellent sized garage/workshop. Of masonry construction under a corrugated roof. Window to rear. Wall mounted Logik combi 24 gas fired boiler for central heating and hot water. Radiator. Light and power. Personnel door gives access to the rear garden.

At the rear, a concrete path gives access to the:-

### External Store

This room can provide a range of options to extend, combined with the utility area, either the living room or kitchen if required.

### Outside W.C

Obscure glazed fan light over door. High mounted flush WC with a pastel base and wooden seat.

### Rear Garden

The remainder of the garden is retained at a high level by a concrete and brick wall and features a good sized area of lawn edged with a flowering and shrub border with a fine specimen Apple tree and Buddleia. Timber garden shed. The rear garden offers an excellent degree of privacy, and provides a delightful setting for outside entertaining and al fresco dining.

### Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,123.78. 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

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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.

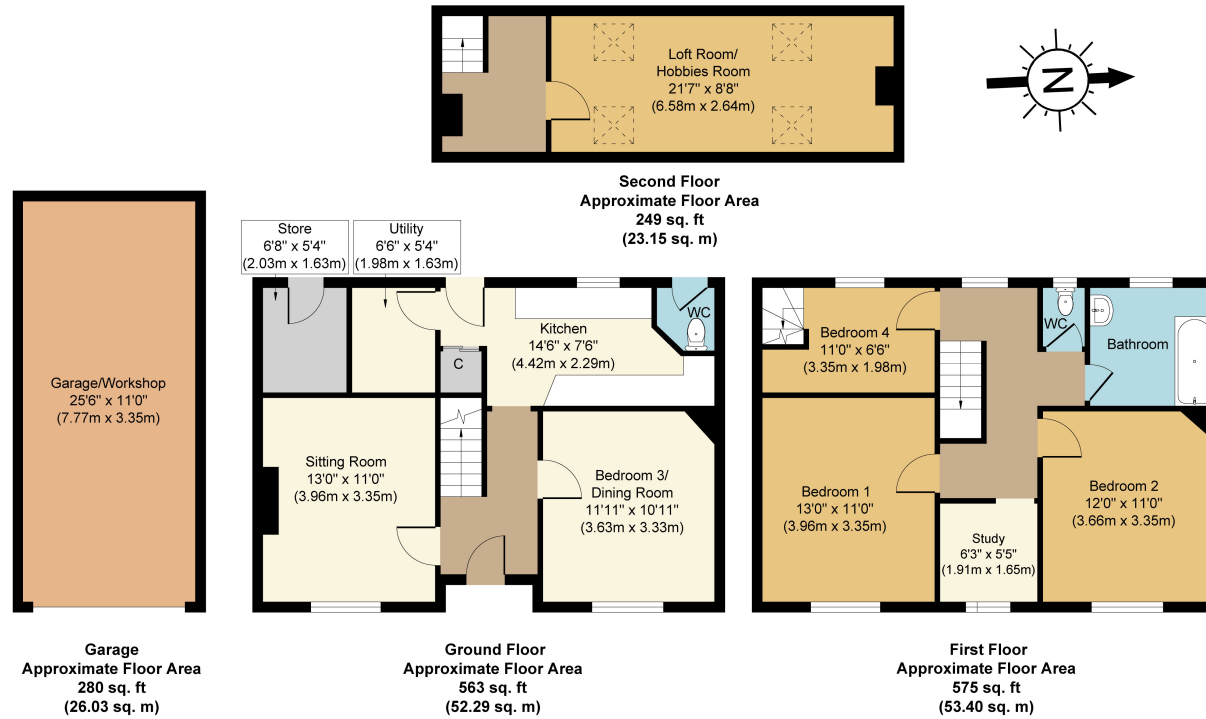
### Opening Hours

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

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251





**Approx. Gross Internal Floor Area 1,667 sq. ft. (154.87 sq. m.)**

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