





PROPERTY DESCRIPTION

A unique opportunity to purchase two beautifully presented, independent properties with the convenience of one freehold title, located in an excellent position, on a useful bus route, close to Seaton Primary School, Hospital and Medical Practice and within walking distance of the town centre, shops, restaurants, beach and sea front.

75 and 75a Harepath Road are attached, but with no connecting doors, making the properties ideal for multi-generational living, 'Airbnb', holiday letting or permanent residential rental income.

75 is a spacious and flexible four bedroomed semi-detached property, and 75a is a one bedroomed semi-detached annexe. Both properties have been much improved in recent years including new boilers, bathrooms, cloakrooms, kitchens and conservatories.

There is a large back garden with area of patio, lawn, two sheds and a useful summer house with decking, providing ample opportunity for outside entertaining and al fresco dining. At the front of the property there is a large single garage with workshop facilities.

FEATURES

- 3/4 bedrooms in the main house
- One Bedroom Self Contained Annexe
- Both properties have conservatories
- Beautifully landscaped rear garden
- Garage
- Close to Beach and Sea Front
- Close to Town Centre and Shops
- One Freehold Title
- Both properties are well presented, light and spacious
- Possible Investment Purchase





ROOM DESCRIPTIONS

The Property -

75 Harepath Road:

This semi-detached family home, offers spacious, bright and well-presented accommodation, which is over 1,500 square footage and briefly comprises; on the ground floor, entrance hall, with stairs rising to the first floor, under stairs storage area, door to sitting room and archway through to the kitchen.

The kitchen is light and bright, and is stylishly fitted to two sides, with a range of matching wall and base units. On one side of the kitchen, there is an inset 5 ring gas hob, with cupboards and drawers beneath, and extraction over. On the other side of the kitchen, there is space for free standing fridge freezer, together with a long run of work surface, moving into the conservatory/ dining room, with inset sink with mixer tap, with built in washing machine and dishwasher beneath. Full height unit incorporating oven with storage above and beneath.

The conservatory/ dining room, is a beautiful space for dining, with door to a cloakroom, where there is a close coupled WC, a wash hand basin, and a cupboard housing the boiler. The conservatory also benefits from views over the garden, and a square archway leading through to the sitting room.

The sitting room has a door leading through to the entrance hall, and currently has a door to bedroom one or study, however, there is a stud wall and can be removed if required, to make a larger sitting room.

The first floor of the property, has two good sized double bedrooms, a third smaller double bedroom, and a family bathroom, which is fitted with a white suite, comprising; pedestal wash hand basin, panel bath with shower above and a shower curtain, close coupled WC and a ladder style towel rail.

75a Harepath Road (annexe):

The property benefits from a well presented and useful one bedroom annexe, which could serve as an annexe for multi-generational living, or to house other family members, or holiday letting or long term letting income potential.

The spacious accommodation briefly comprises; on the ground floor, entrance hall, sitting room with door to a good sized pantry or storage area, with stairs to the first floor, a fitted kitchen, a conservatory and a wet room style shower room. The first floor has a lovely and bright, dual aspect large double bedroom, with a useful WC.

The annex is completely self-contained with its own metered electricity and water supply and separate gas fired central heating, together with its own Council Tax banding and Energy Performance Certificate (EPC).

Outside: .

The property benefits from a good sized garage, with ample storage, workshop facilities, and space for a vehicle.

To the side of the garage, wide paved steps lead up to the front door of the main house, and a wooden gate providing separate and private access to 75a (annexe). The front garden is attractively terraced on a number of levels, and features easy to maintain areas of gravel, with various mature planting and hedging.

A wooden pedestrian gate, gives access to the front door of the annexe, together with a private patio area, and a path leading round to the remainder of the rear garden.

Garage/ Workshop:

A good sized L shaped garage, with an up and over door, and benefits from light and power.

Rear Garden:

The rear garden can be accessed via the dining room/ conservatory of the main house, with a good sized area of patio, and a path leading to the remainder of the rear garden, or via the gate which provides access to the annexe.

The garden benefits from a good sized area of lawn, and an area of decking, which provides ample opportunity for outside entertaining and al fresco dining, with steps leading up to a good sized summer house, and two sheds.

The rear garden offers a good degree of privacy, and makes a truly delightful setting for this superb and unique property.

Council Tax

75 Harepath Road -

East Devon District Council; Tax Band C - Payable 2024/25: £2,221.61 per annum.

75a Harepath Road (annexe) -

East Devon District Council; Tax Band A - Payable 2024/25: £1,666.21 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.

Redress Scheme provided by The Property Ombudsman: 08218195

75 Harepath Road



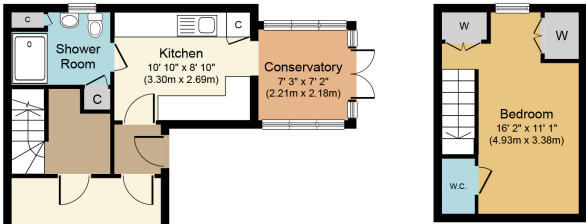
Total for property as a whole :

Approximate Area = 1699 sq ft / 157.8 sq m
Garage = 189 sq ft / 17.6 sq m
Outbuildings = 113 sq ft / 10.5 sq m
Total = 2001 sq ft / 185.9 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.

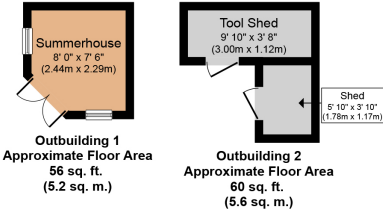
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75a Harepath Road (annexe)



Ground Floor
Approximate Floor Area
402 sq. ft.
(37.4 sq. m.)

Outbuildings For The Property:



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