





PROPERTY DESCRIPTION

An attractive and well-presented four bedrooomed detached house, located in a quiet cul-de-sac, benefiting from sea views, an excellent sized rear garden, parking and a garage.

The spacious and flexible accommodation briefly comprises; on the ground floor, entrance hall with stairs to the first floor and a WC, a dual aspect kitchen/ dining room and a good sized dual aspect living room with a sliding door to the rear garden. The first floor has four bedrooms, two good sized doubles, a smaller double and a fourth single bedroom, all with the benefits of built in wardrobes or cupboards, with the principal bedroom benefiting further from an en-suite shower room, together with a family bathroom. Outside, the property benefits from gardens to the front and rear, onsite parking and a single garage.



FEATURES

- Detached House
- Four Bedrooms
- Dual Aspect Living Room
- Enclosed Rear Garden
- Attractive Sea Views
- Single Garage & Parking
- Quiet Cul-De-Sac Location
- Ground Floor WC
- Spacious and Well Presented
- Kitchen/ Dining Room





ROOM DESCRIPTIONS

The Property:-

The lovely family home has the usual attributes of double glazed windows and gas fired central heating.

Entrance Hall

Hardwood front door into a good sized entrance hall, which has easy rising stairs to first floor. Door to under stairs storage cupboard. Radiator. Door to:

Cloakroom

Obscure glazed window to rear. Stylish white suite comprising: close coupled WC with co-ordinating seat, Vanity style wash hand basin with chrome mixer tap, cupboard beneath and splashback tiling. Chrome ladder style towel rail.

Living Room

Dual aspect window to front. Double glazed sliding patio doors to rear giving access to the garden. Coved ceiling. Two radiators.

Kitchen/ Dining Room

Dual aspect, with windows to front and rear. Half glazed door to rear, giving access to the garden. The kitchen is principally fitted to two sides with a range of matching wall and base units. L shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with space and plumbing beneath for washing machine, together with space for tumble dryer. Inset four ring gas hob, with extraction over and built in double oven and grill beneath. Space for free standing fridge freezer. Radiator.

First Floor

Part galleried landing with hatch to insulated roof space. Door to airing cupboard with factory insulated hot water cylinder with back up immersion heater, slatted shelves. Doors off to:-

Bedroom One

Window to rear giving most attractive views over the town towards Haven Cliff and sea views out towards Lyme Bay. Triple part mirrored doors to large built in wardrobe cupboard with hanging rail and shelf over. Radiator. Door to:

En-Suite Shower Room

Obscure glazed window to front. White suite comprising: corner shower cubicle with electric shower, and sliding curved doors, vanity style wash hand basin with chrome mixer tap and cupboards beneath. Close couple WC with co-ordinating seat. Chrome ladder style towel rail.

Bedroom Two

Window to front. Doors to shelved built in cupboard over stairs. Radiator.

Bedroom Three

Window to rear giving views over the town, together with attractive sea views. Double doors to built in wardrobe cupboard. Radiator.

Bedroom Four

Window to front. Doors to built in cupboard over stairs. Radiator.

Bathroom

Obscure glazed window to rear. White suite, comprising: close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. Panel bath wall mounted electric shower and curved shower screen. Chrome ladder style towel rail.

Outside

The property is approached over a shared entrance drive which gives access to the front door. The front garden is open plan and features two areas of grass that surrounds the house with a paved path leading to a wooden pedestrian gate, which gives side access that leads to the rear garden. The adjacent single garage is en-block and to the side is an area of lawn with a number of inset shrubs.

Garage

Masonry construction with a pitched roof, wooden up and over door. Light and power. Space in pitched roof for storage. Half glazed door to rear. Tarmac drive to front provides additional vehicle parking.

Garden

The rear garden is accessed from the kitchen, living room or side gate and comprises a paved patio fronting a good sized area of lawn, a greenhouse and a feature pond. The garden provides lovely views and faces due south, offering a delightful setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band E- Payable for the 01/04/2025 to 31/03/2026 financial year is £3,054.70

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.

Local Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

Disclaimer

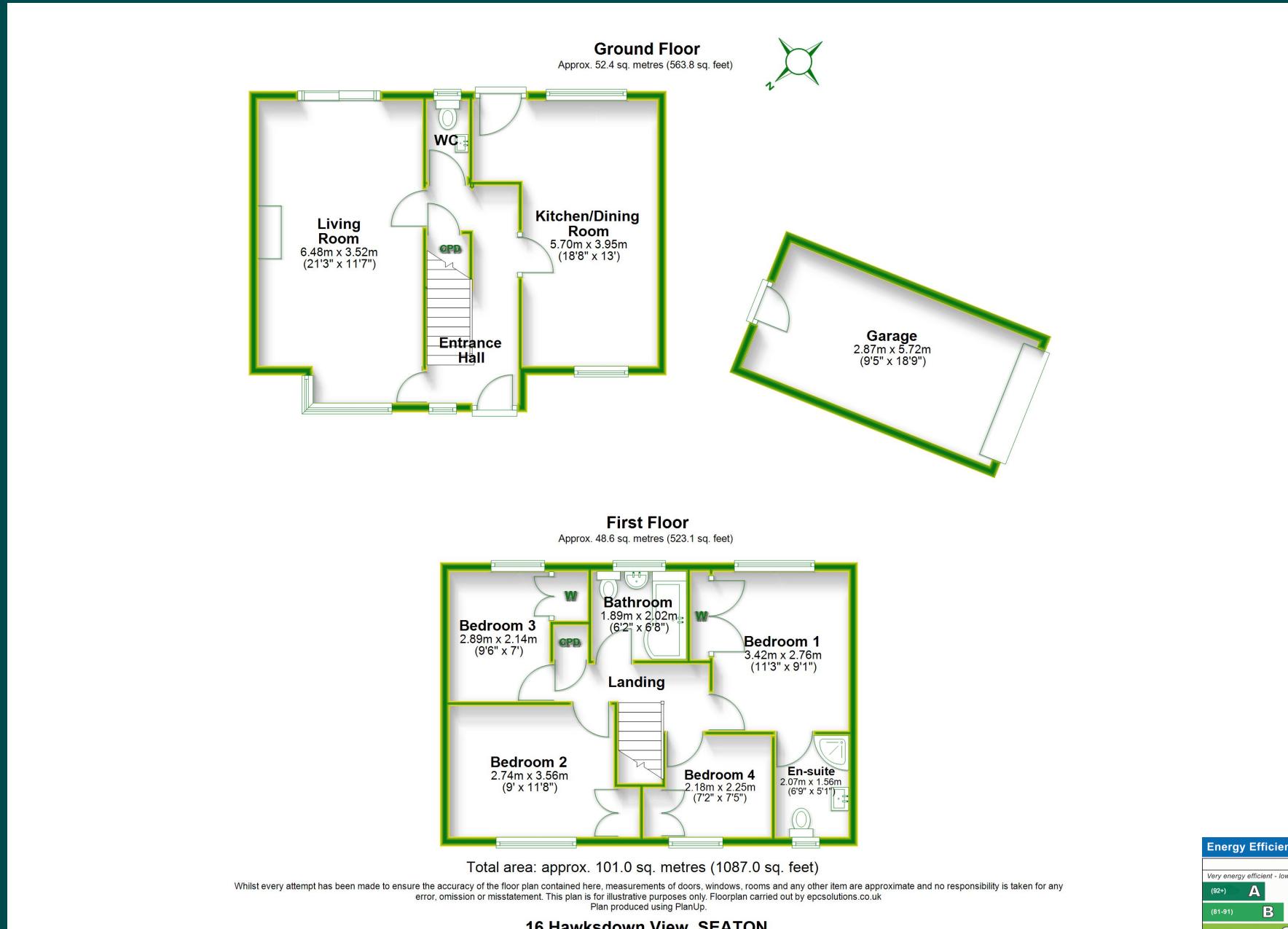
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any 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.

Redress Scheme provided by The Property Ombudsman: 08218195



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(65-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			