

**John  
Wood  
& Co**



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Country since 1977**

**Paddock Close, Seaton, Devon**

**£595,000 Freehold**



## PROPERTY DESCRIPTION

An appealing three bedroomed, light and well presented detached bungalow, located only a short distance to Seaton's town centre, shops, restaurants, Sea front and Beach.

With over 1,300 square feet of accommodation, the property has the usual attributes of double glazed windows and gas fired central heating, and benefits from ample onsite parking, a garage, lovely gardens, a recently re-fitted kitchen, a utility room and a master en-suite bathroom.

The spacious and flexible accommodation includes: entrance lobby, sitting room with log burning stove, fitted kitchen/ dining room, utility room, two good sized double bedrooms, one with a en-suite bathroom, a further single bedroom or study, and a family bathroom,

Outside, the property has a large driveway providing ample onsite parking, a single garage, and lovely gardens, with areas of lawn, and patio, that offers a superb space for outside entertaining and alfresco dining.

## FEATURES

- Detached Bungalow
- Three Bedrooms
- Ample Onsite Parking
- Ensuite Bathroom
- Utility Room
- Spacious and Light
- Fitted Kitchen
- Dining Room
- Lovely Gardens
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property:

Half obscure glazed front door with matching side panels into: -

### Entrance Lobby

Radiator. Coved ceiling. Half glazed door into: -

### Inner Hall

Window to side Coved ceiling. Hatch to roof space. Two Radiators. Door to cloaks cupboard with hanging rail and shelves. Door to airing cupboard with factory insulated hot water cylinder and slatted shelves. overlooking patio.

Doors off to: -

### Kitchen/ Dining Room

#### Kitchen

Window to front. Coved ceiling. The kitchen has been attractively fitted to three sides with a range of matching wall and base units with white wooden door and drawer fronts with silver handles. U-shaped run of work surface with inset one and a half bowl composite sink and drainer with Chrome mixer tap, with cupboards beneath including a built under Siemens dishwasher. Inset Siemens 4 ring induction hob, with drawers beneath and cupboards above including extraction. Full height unit incorporating built in Siemens double oven and grill with cupboards above and beneath, and to the side, the full height unit also incorporates a built in fridge freezer with additional larder cupboard space.

Square archway through to: -

#### Dining Room

Window to side overlooking patio. Sliding double doors to rear providing access to the patio and garden. Coved ceiling. Ceiling rose. Radiator.

#### Sitting Room

Window to rear, giving attractive views of the garden. Double sliding doors leading out to the rear patio. Coved ceiling, ceiling cornices and ceiling rose. Two Radiators. Attractive feature fireplace fitted with a log burning stove.

#### Bedroom One

Window to side. Coved ceiling, ceiling cornices, and ceiling rose. Radiator. Double doors to two separate built in wardrobe cupboards with hanging rail and shelf. Door to: -

#### En-suite Bathroom

Obscure glazed window to side. Coved ceiling. Full pastel suite comprising; panel bath with taps, low flush WC with wooden seat, vanity wash hand basin with cupboards beneath and shelf above, shower cubicle. Full tiling to walls. Electric wall mounted mirror and shaver light.

#### Bedroom Two

Window to front. Coved ceiling. Triple wardrobe with sliding doors, with hanging rails and shelf. Radiator.

#### Bedroom Three / Study

Window to front. Coved ceiling. Radiator.

#### Family Bathroom

Coved ceiling. Pastel suite comprising low flush WC with wooden seat, pedestal wash hand basin, panel bath with shower attachment over and a glazed screen. Radiator. Full tiling to walls. Wall mounted mirrored cupboard and shaver light.

#### Utility Room

Half glazed door to side providing access to side porch. Radiator. Wall mounted Worcester boiler for gas fired central heating and hot water. Run of work surface with inset single bowl stainless steel sink and drainer with chrome taps, cupboards beneath and above. With space and plumbing for washing machine and space for tingle dryer.

### Outside

The property is approached over a paved entrance drive, providing ample onsite parking and leading to te garage.

To one side of the drive, is an area of lawn with mature trees and plants, a shed and a small summer house, with the landscaped gardens leading round to the other side of the entrance drive, where there is a superb patio, and further gardens.

The gardens make a delightful and private setting for this property, and provide ample opportunity for outside entertaining and alfresco dining.

To the front of the property, is a lively landscaped open plan garden, with steps leading up to he entrance porch. To the side of the property, is a wrought iron gate, providing side access to the property and gardens, via the side porch.

### Council Tax

East Devon District Council; Tax Band F - Payable 2023/24: £3,293.87 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

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.

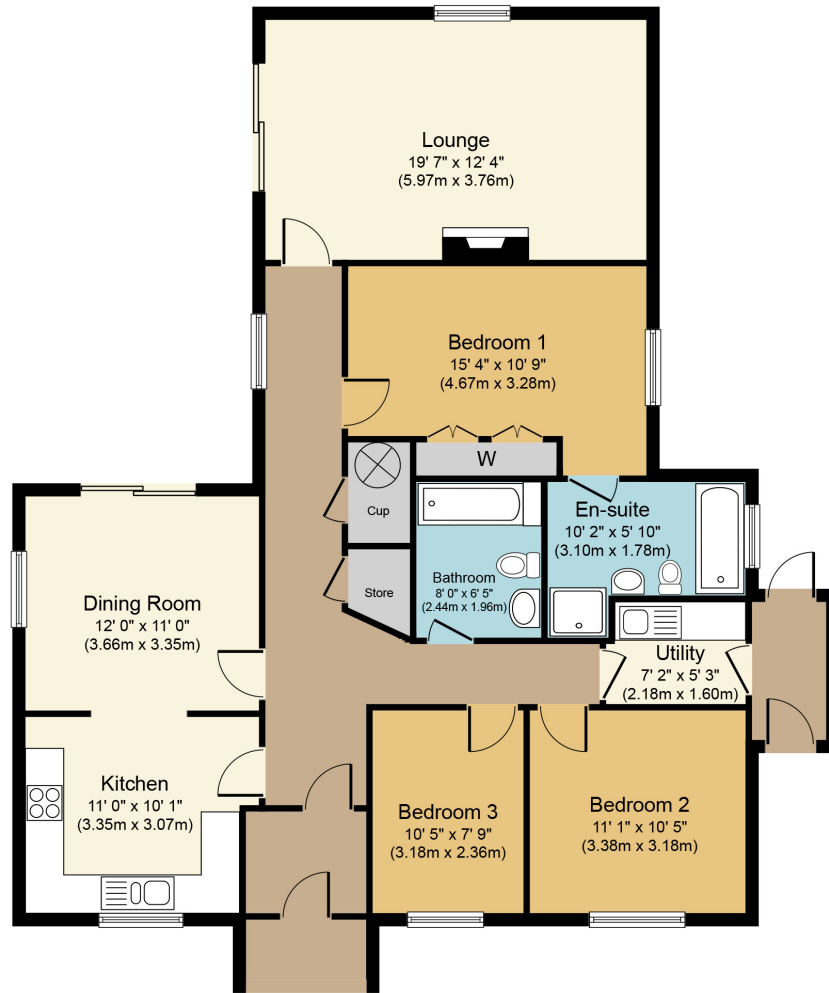
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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



**Approximate Floor Area**  
**1,241 sq.ft.**  
**(115.3 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>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</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			