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Townsend Avenue, Seaton, Devon

£275,000 Freehold



PROPERTY DESCRIPTION

A two bedroomed semi-detached bungalow, located at the end of a quiet elevated cul-de-sac, yet in a convenient location for the town centre and seafront. The property has the usual attributes of double glazed windows and gas fired central heating, with the benefit of onsite parking, pleasing views towards Haven Cliff, Axmouth and the hills beyond, together with a good sized enclosed rear garden.

The spacious accommodation briefly comprises; entrance hall, sitting room with pleasing views, kitchen/ breakfast room, two double bedrooms, one with the benefit of lovely outward views, and one having attractive garden views and built in wardrobes, a bathroom and a separate WC.

Outside, there is a good sized entrance driveway to the front, and a good sized enclosed garden at the rear, offering an excellent degree of privacy, and providing a delightful setting for outside entertaining and al fresco dining.

This property comes to the market with no onward chain.

FEATURES

- No Onward Chain
- Semi-Detached Bungalow
- Two Double Bedrooms
- Light and Bright Accomodation
- In need of Updating and Modernisation
- Elevated With Pleasing Views
- Kitchen/ Breakfast Room
- Enclosed and Private Rear Garden
- Ample Onsite Parking
- EPC Rating D





ROOM DESCRIPTIONS

The Property

The bungalow is approached over a block paved entrance drive, with access to the front door and a side gate, which leads to the garden.

The Accommodation: -

Half obscure glazed front door with matching side window into the entrance hall.

Entrance Hall

Coved ceiling. Radiator. Doors off the living/ dining room, kitchen/ breakfast room, both bedrooms, the bathroom and a separate WC. The entrance hall also has a hatch to the roof space, which is boarded and insulated with a descending ladder.

Living/ Dining Room

Large picture window to front with pleasing views of Haven cliff and the hills towards Axmouth. Coved ceiling. Two radiators.

Kitchen/Breakfast Room

Window to rear offering garden views. Coved ceiling. Half obscure glazed door to side giving access to rear garden, and the side gate leading to the front drive. Radiator.

The kitchen is fitted to three sides with a range of matching wall and base units. U shaped run of worksurface with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. Inset space for cooker with extraction above. Space for free standing fridge freezer.

Bedroom One

Window to rear offering pleasing garden views. Coved ceiling. Range of built in wardrobes. Radiator

Bedroom Two

Window to front providing pleasing views. Coves ceiling. Radiator.

Bathroom

Obscure glazed window to side. Coved ceiling. Radiator. White suite comprising panel bath with handrails, chrome taps, a fitted Triton electric shower and a fitted shower curtain. Pedestal wash hand basin with chrome taps.

WC

Obscure glazed window to side. Coved ceiling. Close coupled WC with co-ordinating seat. Radiator.

Rear Garden

The enclosed garden can be accessed via the side gate from the drive or via a side door from the kitchen and offers areas of patio and lawn, with various mature plants and shrubs.

The rear garden offers pleasing views and an excellent degree of privacy, and provides a truly delightful setting for al fresco dining and outside entertaining.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

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

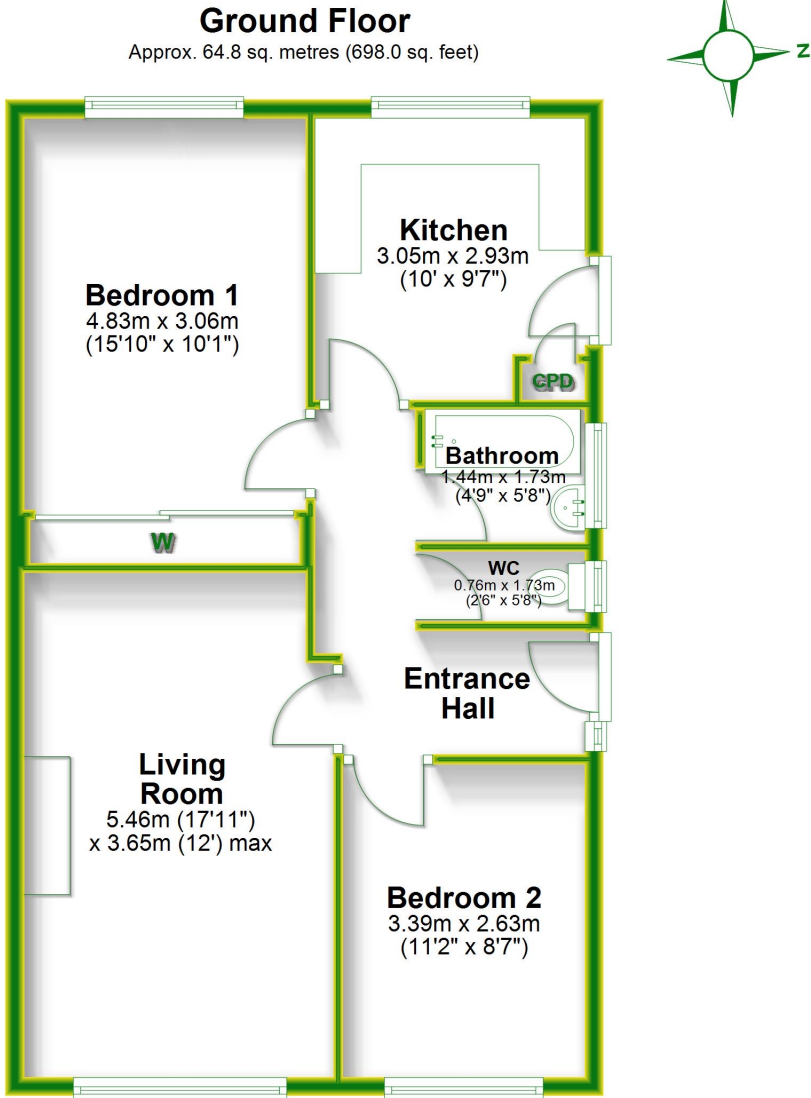
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any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



Total area: approx. 64.8 sq. metres (698.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only.
Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		61	86
(92+)	A		
(81-91)	B		
(69-80)	C		
(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	