



**John
Wood
& Co**

**Coast &
Country since 1977**

Scalwell Lane, Seaton, Devon

£470,000 Freehold



PROPERTY DESCRIPTION

A beautifully presented three bedroomed, light and spacious detached bungalow, which was built to an exacting standard in 2007, and only a short distance to Seaton's town centre, shops, Medical Practice, Sea front and Beach.

With over 1,000 square feet of accommodation, the property has modern benefits of sun tubes, thermal solar panels offering lower energy bills, and a water harvester, together with gas fired central heating and double glazed windows.

The stylish and flexible accommodation includes: entrance hall, sitting room, fitted kitchen/ breakfast room, two good sized double bedrooms, a further single bedroom and a shower room.

Outside, the property has a large gravelled driveway providing ample onsite parking, and a lovely landscaped garden to rear, that offers an excellent degree of privacy, and a superb space for outside entertaining and alfresco dining.

This superb and 'eco friendly' would make an ideal family home, retirement property, or 'lock up and leave' second home

FEATURES

- Detached Three Bedroom Bungalow
- Beautifully Presented Throughout
- Close to Beach, Amenities and Shops
- Light and Spacious Home
- Superb and Private Rear Garden
- Stylishly Fitted Shower Room
- Eco Friendly Home
- Private Gated Entrance with Ample Onsite Parking
- EPC Rating C





ROOM DESCRIPTIONS

The Property:

Part glazed front door into: -

Entrance Hall

Velux. Radiator. Door to cupboard, with space and plumbing for washing machine, hot water tank, and shelves. Door to cupboard, housing controls for solar panels.

Door to: -

WC

White suite comprising: close coupled WC with co-ordinating seat, wall mounted wash hand basin with chrome mixer tap and splashback tiling. Sun tube. Chrome ladder style towel rail. Door to airing cupboard, with slatted shelves and wall mounted Worcester gas fired boiler for central heating, which is only 6 months old., and benefits from a 12 year warranty. The boiler is also connected to the thermal solar panels, offering lower energy bills.

Moving into Inner Hall

Doors off to: -

Sitting Room

Bay window to front. Double doors to side, providing access to the front gravelled area. Velux. Two radiators.

Kitchen/ Breakfast Room

Double doors to rear patio and enclosed garden. Inner window into conservatory.

The kitchen is principally fitted two sides, with a range of matching wall and base units, with cream door and drawer fronts with silver handles. On one side of the kitchen, is a run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with Miele dishwasher beneath. On the other side of the kitchen, is a further run of work surface, inset Neff five ring gas hob, with Neff extraction above.

Full height unit, incorporating Neff double oven and grill, together with a built in Neff double fridge freezer. Radiator.

Door to: -

Conservatory

Glazed to two sides. Double doors to side patio. Radiator.

Returning to inner hall, archway through to: -

Side Hall

Hatch to roof space. Radiator. Doors off to: -

Bedroom One

Double doors to rear patio. Sun tube. Radiator. Extensive range of built in wardrobes and cupboards. Door to bathroom.

Bedroom Two

Window to front. Sun tube. Radiator.

Bedroom Three

Window to side. Sun tube. Radiator.

Shower Room

The stylishly fitted bathroom is jack and Jill style, accessed from both the side hall and bedroom one.

White suite comprising: close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer taps. Corner shower cubicle. Chrome ladder style towel rail.

Outside

The property is approached via private lockable gates, leading to a gravelled drive, which provides ample onsite parking.

At the front of the property, is an attractively landscaped raised border, planted with a range of mature plants and shrubs.

A wooden gate leads to the side patio, a shed, and the conservatory.

Rear Garden

The rear garden can be accessed from the side gate, the conservatory, the kitchen/ breakfast room and bedroom one.

The rear garden offers an excellent degree of privacy, is block paved patio, edged by an attractively landscaped border, which makes a delightful area for outside entertaining and alfresco dining.

Additional Information:

We are advised that the property has Gas Fired Central Heating, and that the current boiler was installed in 2023 and is serviced annually.

We are also advised that the property has thermal solar panels, a water harvester. and a Klargester septic tank, which is serviced annually and last emptied and cleaned in 2022.

Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,280.37 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.

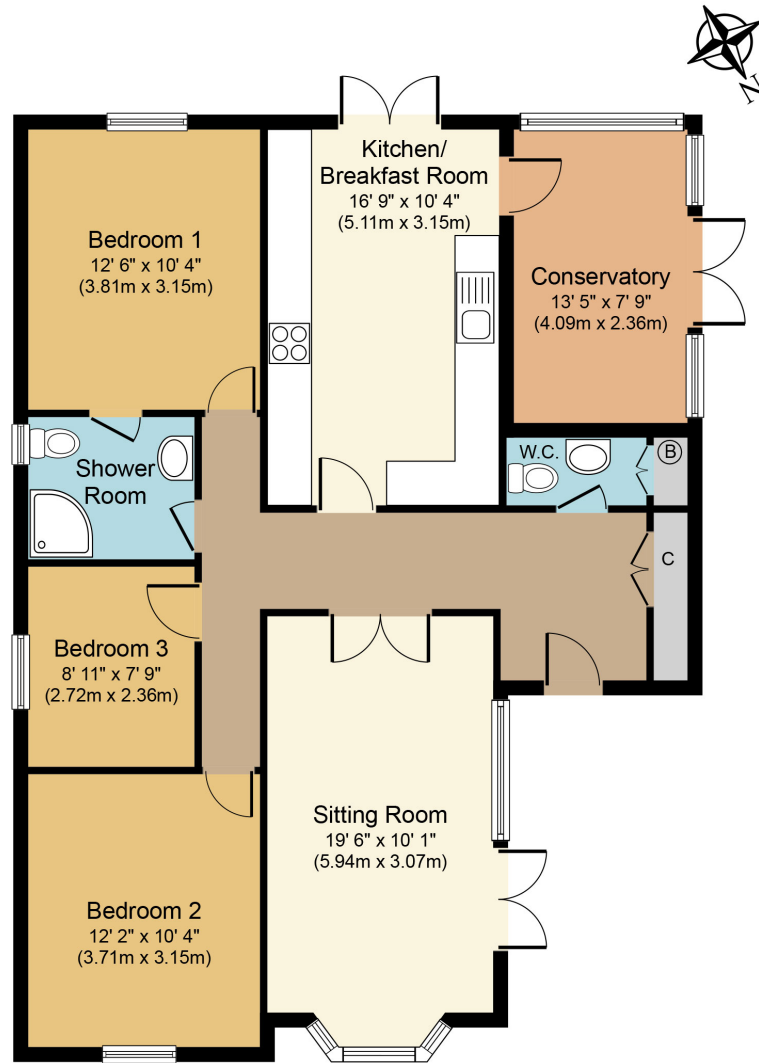
Opening Hours

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
1,053 sq. ft.
(97.8 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>			
(92-100) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	