



**John
Wood
& Co**

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Rogers Way, Seaton, Devon

£525,000 Freehold



PROPERTY DESCRIPTION

A superb and beautifully presented four bedroomed detached home, constructed by Baker Estates in 2019, with the usual benefits of a new build, including the remainder of the 10 year NHBC warranty, double glazed windows, gas fired central heating and an impressive fitted kitchen with integrated appliances.

The spacious and flexible accommodation briefly comprises; on the ground floor, entrance hall, WC, kitchen/ dining room, a living room with a log burner, and a separate utility area, with the first floor comprising; four good sized double bedrooms, two with en-suite shower rooms, and a family bathroom.

Outside, the property has an attractively landscaped front garden, a drive providing access to the garage, offering ample onsite parking, and an enclosed and private rear garden.

FEATURES

- Detached Family Home
- Superb Kitchen/ Dining room
- Sitting Room With Log Burner
- Four Bedrooms
- Two En-Suite Shower Rooms
- Separate Utility Area
- Ground Floor WC
- Garage
- Onsite Parking
- Enclosed and Private Rear Garden





ROOM DESCRIPTIONS

The Property:

From the spacious entrance hall, doors lead to: -

A living room, with a stylish log burner.

The Kitchen/ Dining Room, which has been impressively fitted, with a range of matching wall and base units, with a U shaped run of surface, with built in double oven, built in fridge freezer, and built in dishwasher, an inset induction hob with extraction above, and inset one and a half bowl stainless steel sink and drainer, with chrome mixer tap. The kitchen also has a lovely breakfast bar, bi-folding doors providing access to the charming landscaped rear garden, and separate door to the integral garage/ utility room.

The utility room, which is off the garage, is fitted with a range of cupboards, inset single bowl stainless steel sink and drainer with chrome taps. space and plumbing for washing machine, space for tumble dryer. Space for free standing fridge freezer. Full height unit providing further storage cupboards. Wall mounted Ideal gas fired boiler for central heating and hot water.

Cloakroom; which is fitted with attractive part tiling, a close coupled WC and a pedestal wash hand basin with chrome mixer tap.

From the entrance hall, stairs provide access to the first floor.

First Floor Accommodation:

The first floor landing, has a large airing cupboard and hatch to roof space, with doors off to: -

Bedroom One:

A good sized double, with two doors to built in wardrobe cupboards and an en-suite shower room, with a good sized walk in shower, a close coupled WC, wall mounted wash hand basin with chrome mixer tap, a heated towel rail, and attractive flooring.

Bedroom Two:

A good sized double, with an en-suite shower room, with a good sized walk in shower, a close coupled WC, wall mounted wash hand basin with chrome mixer tap, a heated towel rail, and attractive flooring.

Bedroom Three:

A good sized double, with two built in wardrobes/ cupboards.

Bedroom Four:

A good sized double, or study/ office.

Family Bathroom:

Stylish suite, comprising: panel bath with a shower attachment over, and glazed screen, , a close coupled WC, wall mounted wash hand basin with chrome mixer tap, a heated towel rail, and attractive flooring.

Gardens and Grounds:

The property is approached over a tarmac entrance drive, which leads to the integral single garage, providing ample onsite parking.

The front garden has been attractively landscaped, with a path leading to the front door.

The enclosed rear garden, can be accessed via the kitchen/ dining room, or via the garage/ utility area, and offers an excellent degree of privacy, and has been landscaped well and makes a delightful setting for outside entertaining and al fresco dining.



Garage / Utility Room

The integral single garage has an up and over door, with light and power. The garage has an internal door leading into the kitchen/ dining room, and a door to the rear, providing access to the enclosed rear garden.

General Information

There is an annual service charge of approximately £300 per annum.

Council Tax

East Devon District Council; Tax Band F - Payable 2023/24: £3,451.15 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**

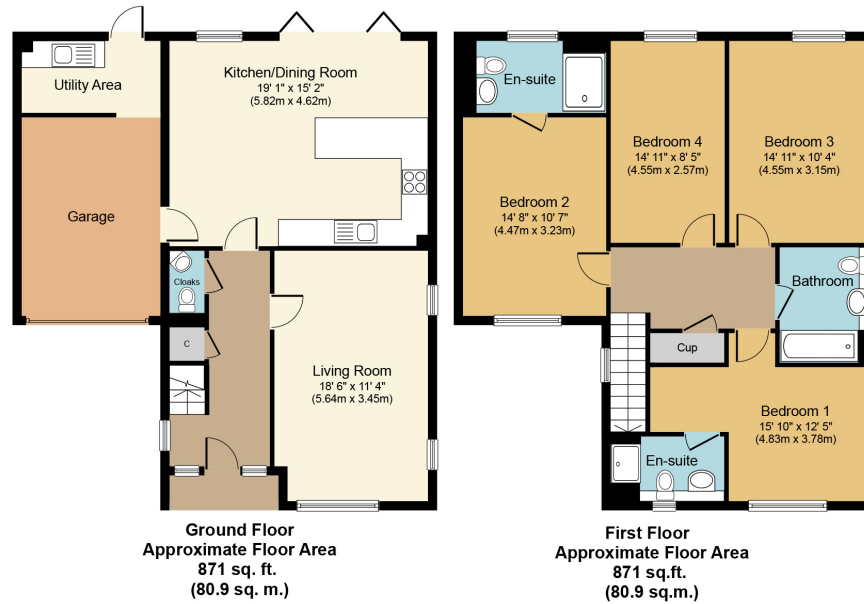
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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



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
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(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