





PROPERTY DESCRIPTION

A well presented and spacious semi-detached four/ five bed roomed house, located in an excellent position, close to Seaton Primary School, Hospital, Medical Practice and pharmacy, and within walking distance of the Town Centre, Sea front, beach, restaurants and Cafe's, benefiting from pleasing outward views, to Axmouth, and the hills beyond with glimpses of the Estuary and the sea.

The spacious accommodation briefly comprises; on the ground floor: entrance hall, sitting room, dining room, kitchen/ breakfast room, superb conservatory and WC, with the first floor comprising; three double bedrooms, a single bedroom and a study / dressing room, or a small single fifth bedroom, together with both a bathroom and a shower room.

Outside, there is ample onsite parking with both a drive and two garages, and an enclosed garden to the rear with a summer house, and areas of lawn and patio, providing a delightful space for outside entertaining and al fresco dining.



FEATURES

- Semi Detached House
- Two Garages
- Onsite Parking
- Close to Beach and Sea Front
- Four / Five Bedrooms
- Superb Conservatory
- Enclosed Rear Garden
- Kitchen/ Breakfast Room
- Close To Town Centre and Shops
- EPC Rating D





ROOM DESCRIPTIONS

The Property

Attractive open fronted entrance porch, with door into :-

Entrance Hall

Stairs to first floor, with under stairs storage. Radiator.

Door to under stairs WC, fitted with a white suite, comprising; close coupled WC with co-ordinating seat, was hand basin with chrome mixer tap, wall mounted mirrored cupboard and radiator.

Doors off to sitting room, dining room and kitchen/ breakfast room.

Sitting Room

Bay window to front. Coved ceiling. Feature fireplace, with timber surround and marble effect hearth, presently fitted with a coal effect fire. Two radiators. Double doors to :-

Dining Room

Internal window to conservatory. Coved ceiling. Radiator.

Kitchen/ Breakfast Room

Dual aspect, with window to rear and side. Two Radiators. The kitchen is principally fitted to three sides, with a range of matching wall and base units with oak fronted doors and drawers and co-ordinating handles. U shaped run of work surface, with inset one and a half bowl sink and drainer with gold mixer tap, with a range of cupboards beneath. Inset space for range cooker, with extraction above. Space and plumbing for under counter washing machine and under counter dishwasher. Wall mounted gas fired boiler for central heating and hot water. Space for free standing fridge freezer.

Doors off to :-

Conservatory

An impressive conservatory, over 21 foot long, glazed to two sides, giving attractive garden views, with a door to the side and steps down to the garden and garage.

Returning to entrance hall, stairs to first floor.

First Floor Landing

Radiator. Hatch to roof space, which is insulated with light and power.

Doors off to :-

Bedroom One

Window to rear, providing pleasing outward views towards Axmouth and the hills beyond. Sliding mirrored doors to built in wardrobes. Radiator.

Bedroom Two

Window to front, providing pleasing outward views, including sea glimpses. Doors to built in wardrobe with further storage above and below.

Bathroom

Obscure glazed window to rear. White suite, comprising; close coupled WC with co-ordinating seat, panel bath with chrome taps and shower attachment over and a glazed screen. Pedestal wash hand basin with chrome taps, radiator. Wall mounted mirrored cupboard. Heated towel rail. Part tiling to walls.

Bedroom Three

Window to rear, providing pleasing outward views towards Axmouth and the hills beyond. Radiator.

Bedroom Four (Single)

Window to front, providing pleasing outward views including sea glimpses. Coved ceiling. Radiator.

Square archway through to :-

Study/ Dressing Room or Bedroom Five

Window to front, providing pleasing outward views including sea glimpses. Coved ceiling. Radiator.

Shower Room

Obscure glazed window to side. White suite, comprising; close coupled WC with co-ordinating seat, corner shower cubicle. Pedestal wash hand basin with chrome taps, radiator. Wall mounted mirrored cupboard. Heated towel rail. Part tiling to walls.

Outside

The property is approached via double gates for vehicle access to the drive and both garages, or via a pedestrian gate, with a path leading to the front porch.

The rear garden can be accessed via a private gated side path, beside the garage or via the conservatory, and has a summer house, a large area of lawn and a large area of patio, and provides a lovely out door space for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,389.26 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.

Schooling

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

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





Total Area: 147.2 m² ... 1585 ft² (excluding garage, garage 2)

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C	68	
(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			