



**Coast &  
Country since 1977**

**Beer Road, Seaton, Devon**

**£795,000 Freehold**





## PROPERTY DESCRIPTION

A most appealing detached, chalet style home, located on one of Seaton's Premier Roads, and surrounded by established gardens and grounds, with the advantage of a sea glimpses. Constructed with colour washed rendered elevations under a tiled roof, the property has been previously extended and improved and the accommodation, which extends to just over 3,000 square feet, can provide up to five/ six bedrooms, or at present, four bedrooms, with two additional reception rooms.

Outside, the delightful gardens and grounds, provide various opportunities for outside entertaining and al fresco dining, together with a charming secret orchard, and ample onsite parking, in addition to the garages.

## FEATURES

- Well Presented Detached Home
- Over 3,000 Square Feet Of Accommodation
- Five / Six Bedrooms
- Pleasing Sea View
- Extensive Gardens and Grounds
- Close to Beach and Sea Front
- Stylish Kitchen/ Dining Room
- Sitting Room With Log Burner
- Ample On Site Parking With Two Garages
- Close To Town Centre and Shops





## ROOM DESCRIPTIONS

### The Property:

The entrance hall, has a cloakroom and stairs to the first floor, and further doors off to the impressive sitting room and a stylish kitchen/ dining room, which are both over 28 foot long, and have bi-fold doors that open up to the gardens. The sitting room also has the advantage of a log burning stove.

There are three further rooms on the ground floor, one is presently used as a bedroom, the second as an additional sitting room, and the third as a hobbies room or study, and can provide two further additional ground floor bedrooms if required. In addition to this accommodation, there is a bathroom, utility room, and two interlinked garages.

### First Floor

On the first floor, the spacious landing provides a study space. Bedroom one has extensive built in storage, together with doors to a delightful covered balcony, which has a sea glimpses. There are two further excellent sized double bedrooms, together with a family bathroom.

The property has the usual attributes of double glazed windows and gas fired central heating.

### Gardens and Grounds

The property is approached from Beer Road, through twin entrance gates, which gives onto a tarmac entrance drive, which gives access to the front door, garages and provides ample onsite parking. On the left hand side of the driveway, a paved pathway meanders down through an extensive selection of mature and specimen plants, and makes a delightful feature.

This lower level, then continues into a good sized area of Orchard, with steps rising up to the upper gardens, which are on two levels, behind the rear of the property.

There is an area of lawn and patio, with steps up to the upper garden patio, which has access to both the living room and kitchen/ dining room. This further area fronts another area of lawn, surrounded by decorative formal hedging and a pleasing summer house.

The gardens and grounds are in excess of a third of an acre, and makes a wonderful setting for this superb family home.

### Council Tax

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



Total Area: 279.9 m<sup>2</sup> ... 3013 ft<sup>2</sup> (excluding balcony)

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



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	