







## PROPERTY DESCRIPTION

A beautifully presented two bedroomed detached bungalow, in an excellent position for the town centre, beach and sea front, which has recently been fully renovated and modernised, with the benefit of sea views, a sun room, onsite parking and a garage.

The property has the usual attributes of double glazed windows and gas fired central heating, with the spacious accommodation briefly comprising; entrance hall, sitting room with sea glimpses and access to both the sun room and stylishly fitted kitchen, two double bedrooms, both with triple glazed windows and a stylishly fitted shower room. Outside, there is onsite parking, a garage and a good sized landscaped garden to the rear, which offers an excellent degree of privacy and pleasing views.

## FEATURES

- Two Double Bedrooms
- Detached Bungalow
- Close To Sea Front and Beach
- Close To Town Centre, Shops and Restaurants
- Stylishly Fitted Kitchen
- Stylishly Fitted Shower Room
- Beautifully Presented Throughout
- On=Site Parking
- Single Garage With Utility Area
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property: -

Front door into entrance hall, with a step up into the inner hall.

### Inner Hall

Hatch to roof space. Radiator. Door to airing cupboard with slatted shelves. Door to: -

### Sitting Room

Window to side offering attractive views towards Axmouth and the hills beyond the Axe Valley, together with a pleasing sea view. Radiator. Square archways providing access to the sun room and the stylishly fitted kitchen.

### Sun Room

Window to rear offering garden views. Sliding door giving access to the rear garden. Radiator.

### Kitchen

Window to rear offering garden views. Door to side giving access to a paved patio with a path leading to the rear garden and a door to the garage. Radiator. The kitchen has been stylishly fitted to three sides with a range of matching wall and base units. On one side of the kitchen, there is an L shaped run of work surface with inset one and a half bowl sink and drainer with chrome mixer tap, which cupboards beneath including a built in dishwasher. Inset four ring induction hob with extraction above and drawers beneath. Full height unit incorporating built in oven and microwave. On the other side of the kitchen is further cupboards, including built in fridge freezer. Returning to the inner hall, doors off to: -

**Returning to the inner hall, doors off to: -**

### Bedroom One

Large triple glazed picture window to front. Radiator.

### Bedroom Two

Large triple glazed picture window to front. Radiator.

### Shower Room

Obscure glazed window to side. Stylishly fitted with a white suite comprising; WC with co-ordinating seat, vanity style wash hand basin with chrome taps and cupboards beneath. Large walk in shower. Chrome ladder style towel rail.

### Outside

The property is approached over a gravelled area providing onsite parking, with access to the garage and a path leading to the front door.

### Garage

Up and over door. Light and Power. Space and plumbing for washing machine. Space for tumble dryer. Stainless steel sink with chrome mixer tap..

### Rear Garden

The rear garden has areas of lawn and patio, and has been attractively landscaped with a range of mature plants and shrubs.

The enclosed rear garden can be accessed via the sliding doors from the sun room, the kitchen or the garage and offers an excellent degree of privacy with delightful views and provides a lovely setting for outside entertaining and al fresco dining.



### 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.

### 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.

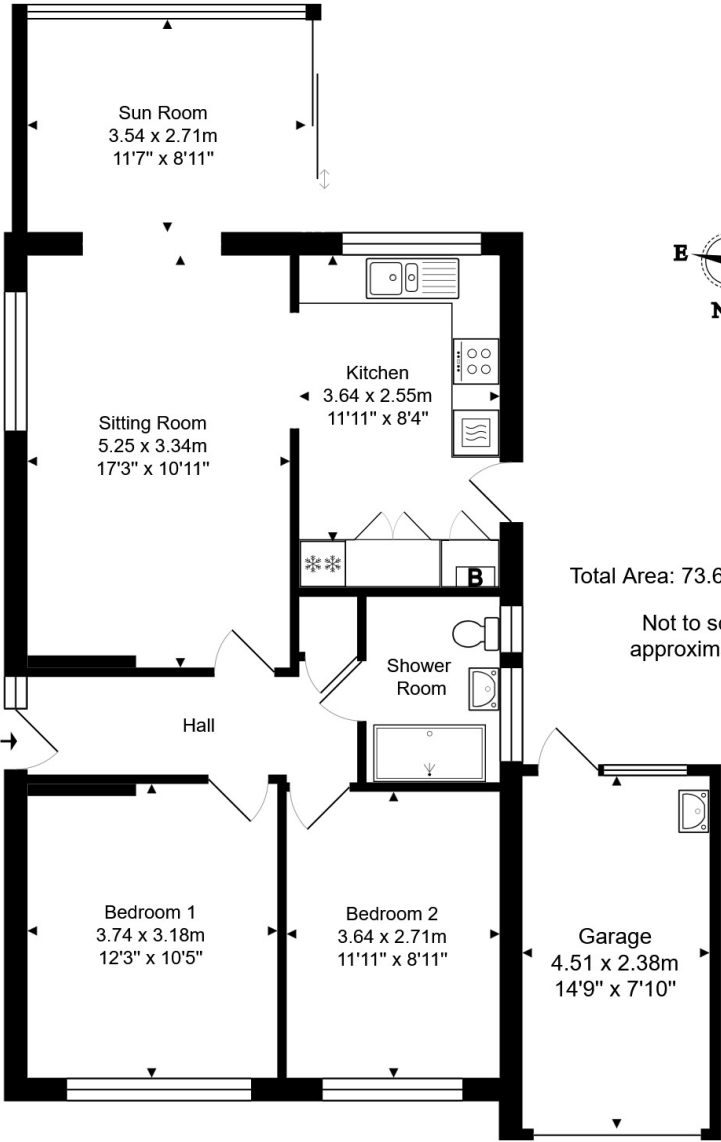
### Disclaimer

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.

Redress Scheme provided by The Property Ombudsman: 08218195



Total Area: 73.6 m² ... 792 ft² (excluding garage)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	75
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		