



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Ash Grove, Seaton, Devon**

**£415,000 Freehold**



## PROPERTY DESCRIPTION

A well-presented four bedroomed detached house, with the usual attributes of double glazed windows and gas fired central heating, with the benefit of onsite parking, a garage, a good sized kitchen/ dining room, conservatory and an enclosed rear garden.

The spacious and well-presented accommodation briefly comprises; on the ground floor, entrance hall with a cloakroom, sitting room, kitchen/ breakfast room, and an excellent sized conservatory, with the first floor having two double bedrooms, two single bedrooms and a family bathroom. The first floor also benefits from Haven Cliff, Axe Valley and Sea Views.

Outside, the property benefits from an attached garage, a driveway offering onsite parking and a beautifully landscaped front garden. To the rear of the property, is a good sized enclosed garden, offering an excellent degree of privacy, with areas of lawn and gravel, and a feature pond. The rear garden has been beautifully landscaped and offers a delightful setting for outside entertaining and al fresco dining, with attractive views.



## FEATURES

- Detached House
- Well Presented, Bright and Spacious
- Four Bedrooms
- Spacious & Versatile
- Kitchen/ Dining Room
- Ground Floor WC
- Private & Peaceful Enclosed Rear Garden
- Driveway & Garage
- Conservatory
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:-

Part obscure glazed front door into entrance hall.

### Entrance Hall

Radiator. Stairs to first floor with under stairs cupboard, which has space and plumbing for washing machine. Doors to WC, living room and kitchen/ dining room.

### WC

Obscure glazed window to front. White suite comprising; close coupled WC, wall mounted wash hand basin with chrome mixer tap. Radiator.

### Living Room

Large picture window to front giving attractive views of the front garden. Coved ceiling. Radiator. Electric fire.

### Kitchen/ Dining Room

Window to side. Sliding door to conservatory. Coved ceiling. Radiator. The kitchen has been comprehensively fitted with a range of matching wall and base units with cream door and drawer fronts with co-ordinating handles.

On one side of the kitchen, there is an L shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including built in dishwasher and built in fridge. Inset four ring gas hob with extraction above and drawers beneath. Full height unit incorporating double oven and grill.

On the other side of the kitchen, there is a further L shaped run of work surface with cupboards above and below.

### Conservatory

Glazed to three sides with double doors giving access to the rear garden.

### First Floor Landing

Window to side providing pleasing views over Haven Cliff and the hills beyond the Axe Valley together with a sea view. Hatch to roof space, which is insulated and has a built in descending ladder. Door to airing cupboard with slatted shelves and factory insulated hot water cylinder. Doors off to:-

### Bedroom One

Window to front, Coved ceiling. Radiator.

### Bedroom Two

Window to rear. Coved ceiling. Radiator.

### Bedroom Three

Window to front, Coved ceiling. Radiator.

### Bedroom Four/ Study

Window to rear, Coved ceiling. Radiator.

### Bathroom

Obscure glazed window to side. Coved ceiling. White suite, comprising; Pedestal wash hand basin with chrome mixer tap, close coupled WC, panel bath with chrome mixer tap and hand held shower attachment. Chrome ladder style towel rail.

### Outside

The property is approached over a good sized entrance drive offering ample onsite parking and giving access to the garage, the attractively landscaped front garden and the front door to the property.

### Garage

Light and power. Up and over door.



### Rear Garden

To the rear of the property, is a good sized enclosed garden, offering an excellent degree of privacy, with areas of lawn and gravel, a feature pond and two sheds. The rear garden has been beautifully landscaped and designed, offering a delightful setting for outside entertaining and al fresco dining, with attractive views.

### 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.

### Local Schools

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

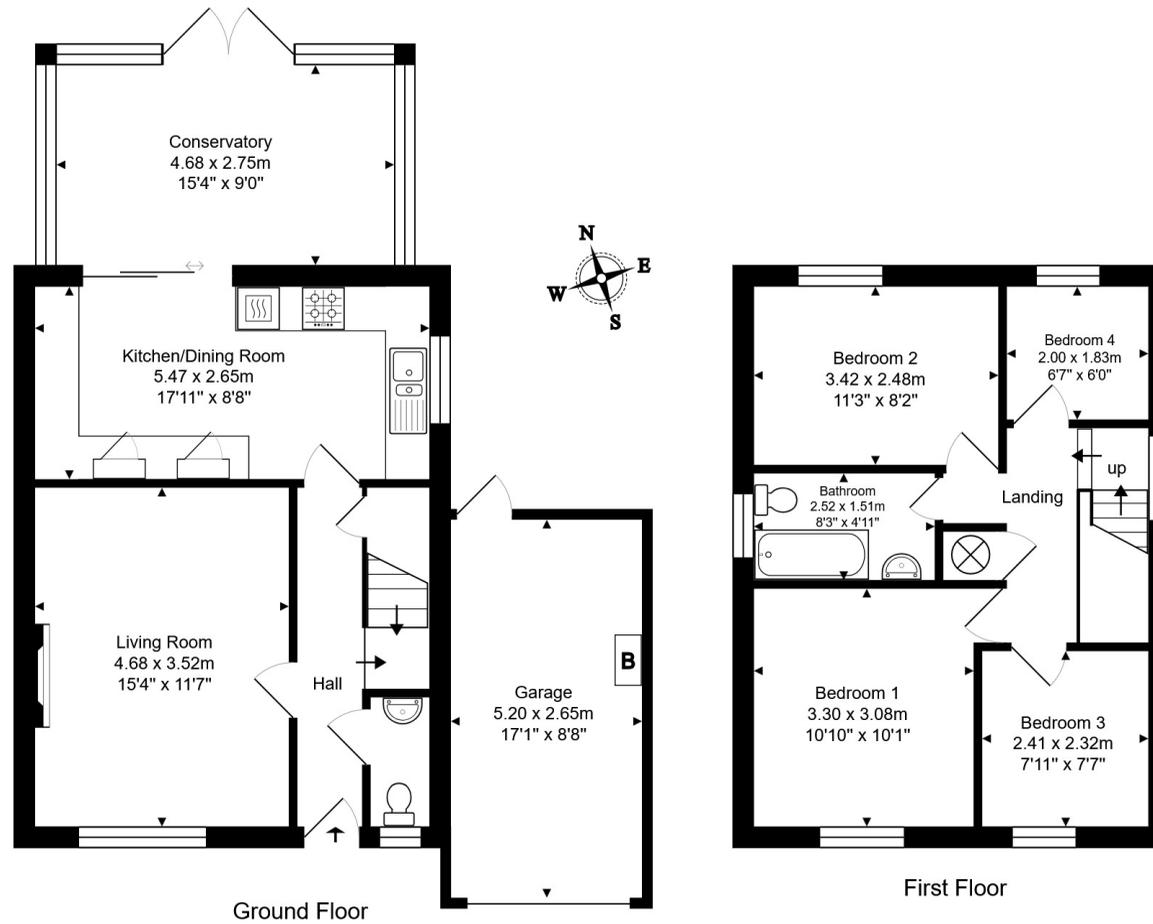
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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: 95.5 m<sup>2</sup> ... 1028 ft<sup>2</sup> (excluding garage)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			