





PROPERTY DESCRIPTION

An appealing and beautifully presented three bedroomed detached bungalow, located in one of Seaton's premier developments in a quiet cul-de-sac position, close to the town centre amenities and sea front.

Constructed to a high specification by Prowting Homes in 1998 with part colour washed and part brick elevations under an interlocking tiled roof, the property has the usual benefits of uPVC double glazed units and gas fired central heating.

This spacious home has flexible accommodation which includes; L shaped living room dining room, superb and bright conservatory, kitchen with utility area, three bedrooms, with the principal bedroom having built in wardrobes and an en-suite shower room, together with a family bathroom.

Please note; Energy Performance Certificate (EPC) to follow as soon as possible.

FEATURES

- Beautifully Presented and Bright
- Detached Bungalow
- Close to Beach and Sea Front
- Close to Town Centre, shops and amenities
- Three Bedrooms
- Private Enclosed Rear Garden
- Lovely Conservatory
- Garage and Onsite Parking





ROOM DESCRIPTIONS

The Property:

Half glazed front door into;

Entrance Hall

Hatch to insulated roof space. Coved ceiling with downlighters. Radiator with radiator cover. Laminated floor. Door to airing cupboard with high pressure insulated hot water cylinder and slated shelves. Door to cloaks cupboard with hanging rail and shelf over. Small pane glazed door off to; -

Living /Dining Room

Sliding patio doors and window to rear conservatory. Window to front. A superb and spacious L-shaped room with separate seating and dining areas. Feature fireplace with marble surround inset and hearth fitted with pebble effect electric fire. Coved ceiling. Two radiators. Laminate floor.

Conservatory

A most attractive conservatory glazed to three sides on dwarf brick walls with pitched polycarbonate roof with ceiling fan. Double patio doors to terrace. Ceramic tiled floor. Radiator. Returning to living room, small pane glazed door to;

Kitchen and Utility Area

Window to rear. Archway to utility area. The kitchen is principally fitted to two sides, with a range of matching wall and base units, with space and plumbing for a dishwasher and a built in double oven and microwave, and a useful small breakfast bar. There is a utility area at the end of the kitchen, which has space for a free standing fridge freezer, a small area of work surface, and under counter space and plumbing for washing machine, and there is a door to the side, providing access to the gardens.

Bedroom One

Window to rear giving attractive views across garden. Double bi-fold doors to extensive built-in wardrobe cupboard with hanging rail and shelf. Radiator. Door to :-

En-Suite Shower Room

Obscure glazed window to side. Recently refitted white suite comprising double sized shower cubicle with sliding glazed doors. Fitted with thermostatic shower. Concealed flush WC with plastic seat. Inset white vanity sink with chrome mixer tap with cupboards beneath. Full white tiling to walls. Ceiling with downlighter and extraction fan. Ladder style towel rail. Vinyl laminate floor.

Bedroom Two

Window to front. Double bi-fold doors to built-in wardrobe cupboard with hanging rail and shelf. Radiator

Bedroom Three

Presently used as a study. Window to front. Radiator.

Family Bathroom

Obscure glazed window to side. White suite comprising panel bath with chrome mixer taps and handheld shower. Close coupled WC with plastic seat. Pedestal wash hand basin with chrome taps. Co-ordinating tiling to bath, sink and WC area. Dado rail. Extractor fan. Radiator. Vinyl laminate floor.

Outside

The property is approached over a tarmac entrance drive providing parking space for an additional vehicle and approaches and gives access to the attached Garage, which has a metal up and over door. Light and power.

Beside the drive there is an attractive paved area which leads to the remainder of the front garden which is bounded from the road by dwarf hedging and features an area of gravel planted with a number of specimen shrubs. A side path runs beside the garage and gives access via personnel gate to the rear garden.



Rear Garden

The rear garden comprises a most attractive terrace and access from the conservatory or utility room and provides an ideal seating and entertaining area. The terrace is surrounded by most attractive mature planting, including a superb buddleia and leads round past the conservatory to an area of lawn which is also bounded by attractive planting.

Council Tax

East Devon District Council; Tax Band E - Payable 2023/24: £2,920.20 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



Approximate Floor Area
 1,215 sq. ft.
 (112.8 sq. m.)

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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