



**John
Wood
& Co**

**Coast &
Country since 1977**

Ryalls Court, Seaton, Devon

£600,000 Freehold



PROPERTY DESCRIPTION

A most attractive four bedroomed detached house, located in one of Seaton's premier developments in a quiet cul-de-sac position, close to the town centre, restaurants, cafe's, beach and sea front, benefiting from stunning Sea and Haven Cliff views. The property has the usual attributes of double glazed windows and gas fired central heating, and benefits from ample onsite parking, a lovely enclosed south facing rear garden, and a double garage.

The spacious, flexible and well-presented accommodation briefly comprises; on the ground floor, entrance hall, cloakroom, living room, dining room, kitchen, utility room and study, with the first floor comprising; three good sized double bedrooms, one benefiting from an en-suite shower room and a dressing room with an extensive range of built in wardrobes, a further single bedroom, and a family bathroom. Outside, there is a driveway, and a double garage providing ample onsite parking, and a delightful enclosed rear garden, offering an excellent degree of privacy.



FEATURES

- No Onward Chain
- Super Sea Views
- 4 Bedroom Detached House
- Master Bedroom with Ensuite shower Room
- Ample Onsite Parking
- Double Garage
- Utility Room
- South Facing Rear Garden
- Close to Town Centre, Beach and Sea Front
- EPc Rating C





ROOM DESCRIPTIONS

The Property -

Ground Floor

The spacious entrance hall has stairs to the first floor, with a good sized under stairs cupboard, and doors off to: -

Sitting Room:

Dual aspect, window to front, and sliding French doors to the rear, providing access to the enclosed rear garden.

Dining Room:

Window to rear, with attractive garden views.

Kitchen:

Window to rear, again with attractive garden views. The kitchen has been principally fitted to three sides, with a range of matching wall and base units with inset composite sink and drainer with mixer tap, inset four ring gas hob with extraction over, and built in double oven and grill.

Utility room:

Door to side, providing access to the side of the property and the garden. Short run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine. Wall mounted boiler for gas fired central heating and hot water.

Study:

Window to side. This room has a number of useful uses, but has previously been used as a study.

Cloakroom:

Obscure glazed window to side. Pastel suite, comprising; WC, pedestal wash hand basin, with chrome taps and a radiator.

First Floor

Good sized landing, with door to airing cupboard, hatch to roof space and doors off to: -

Bedroom One:

Window to rear, offering pleasing sea views and views out towards Haven Cliff. Archway through to dressing room, with an extensive range of built in wardrobes, and a window to the side, providing lovely views out over the Hills towards Axmouth. Door to en-suite shower room, which is fitted with a pastel suite, comprising; WC, a corner shower cubicle and a pedestal wash hand basin with chrome taps, and a radiator.

Bedroom Two:

Window to rear, offering pleasing sea views and views out towards Haven Cliff.

Bedroom Three:

Window to front.

Bedroom four:

Window to rear, again offering pleasing sea views and views out towards Haven Cliff.

Family Bathroom:

Obscure glazed window to front. The bathroom is fitted with a WC, a pedestal wash hand basin with chrome taps, a panel bath with chrome taps, and a radiator.

Outside

The property is approached over a tarmac entrance drive, which provides access to the double garage and offers ample onsite parking.

The front garden has been attractively landscaped, with a paved path leading to the front door. On both sides of the property, there are pedestrian gates leading to the side of the property and providing access to the rear garden.

Double Garage

Window to side, and door to rear. Two up and over doors. Light and power.

South Facing Rear Garden

The enclosed rear garden, can be accessed via the sliding doors in the sitting room, the utility room, or from side gates on either side of the property.

The rear garden has also been attractively landscaped, and has an area of patio, directly outside the sliding doors to the sitting room which offers sea glimpses, with the majority of the garden being laid to lawn, with various mature trees and plants. The garden offers an excellent degree of privacy, and makes a truly delightful setting for outside entertaining and al fresco dining.

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.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



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

Total Area: 121.9 m² ... 1313 ft² (excluding double garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			