





PROPERTY DESCRIPTION

An appealing and spacious 2/3 bed roomed semi-detached split level bungalow, in a convenient position for the Town Centre and Sea Front, benefiting from a detached garage, ample onsite parking, a bright garden room, two good sized double bedrooms, with the principal bedroom having an en-suite bathroom, a ground floor shower room and a third single bedroom or Study.

Outside, there is a good sized enclosed garden to the rear, paved for ease of maintenance, offering a good level of privacy, and a lovely sunny area for outside entertaining and alfresco dining.

The property comes to the market with no onward chain, and has been maintained in good order throughout, but would now benefit from some updating and modernisation.

Please note, EPC to follow.

FEATURES

- No Chain
- Split-level Bungalow
- Two Double Bedrooms
- Ground Floor Shower Room
- A Third Single Bedroom or Study
- Garden Room
- Detached Garage
- Ample Onsite Parking
- Bright and Spacious
- En-suite Bathroom





ROOM DESCRIPTIONS

The Property:

A split level bungalow, with the accommodation comprising;

On the ground floor;

A spacious entrance hall, with stairs to the first floor and understairs storage cupboards.

The living room is an excellent sized room, with doors providing access to the garden room, which is lovely and bright, and has a door to the rear garden and a further door to the kitchen.

The kitchen is fitted to two sides, with a range of matching wall and base units, with an L shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap. Inset space for free standing cooker. On the other side of the kitchen, is a further run of work surface, with further cupboards above and below, with under counter space for fridge and under counter space for freezer. Wall mounted Worcester gas fired boiler for central heating and hot water. Space and plumbing for washing machine.

On the ground floor, there is also a double bedroom and a shower room.

From the entrance hall, stairs lead up to the first floor accommodation, where there is a good sized double bedroom, with an en-suite bathroom, and a third bedroom or study, with built in wardrobes/ cupboards.

Gardens and Grounds

The property is approached over a tarmac entrance drive, which provides access to the garage, which has an electric up and over door.

To the side of the garage, is a path that leads to the front door for the property, and a further parking area, which is gravelled.

To the rear of the property, is an enclosed and private rear garden, which can be accessed via the garden room, or via a side path.

The rear garden, is paved for ease of maintenance, and makes a delightful sunny space for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band D- Payable 2023/24: £2,389.26per 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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

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**

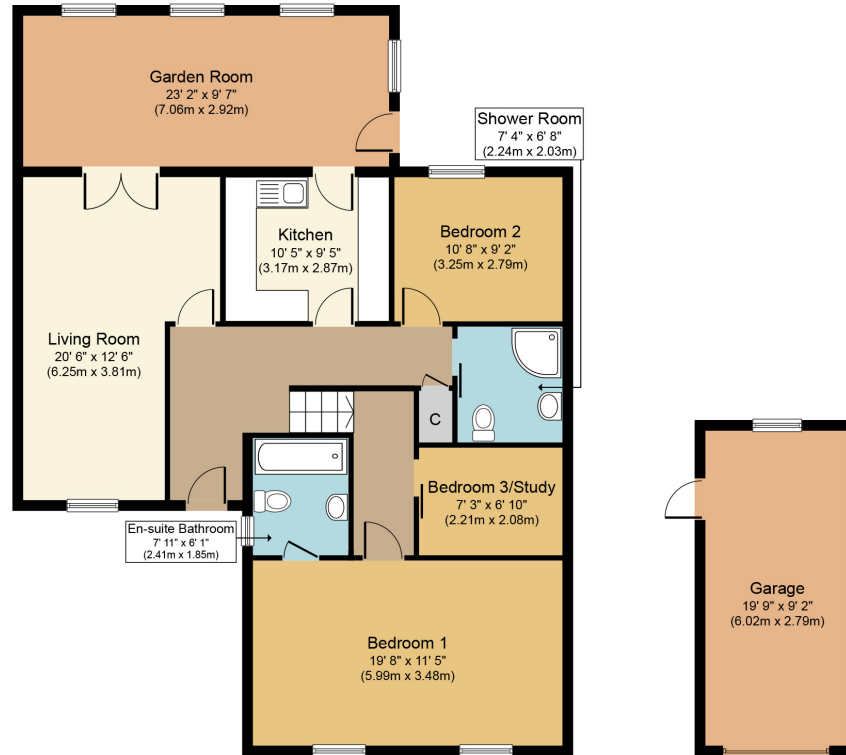
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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
1,152 sq. ft.
(107.0 sq. m.)

Garage
Approximate Floor Area
183 sq. ft.
(17.0 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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