



**John
Wood
& Co**

**Coast &
Country since 1977**

Wessiters, Seaton, Devon

£330,000 Freehold



PROPERTY DESCRIPTION

An appealing and spacious two/three bedroomed detached bungalow, located in a quiet cul-de-sac only a short distance front the town centre and sea front. Constructed with part cast stone and part colour washed rendered elevations under an interlocking tiled roof, with the usual attributes of uPVC double glazed windows and gas fired central heating.

The accommodation includes; entrance hall, sitting room, kitchen/breakfast room, two double bedrooms and a bathroom, a sun room / conservatory and a third bedroom or study. Outside, there are enclosed landscaped gardens at front and rear and the block paved entrance drive provides onsite parking.

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



FEATURES

- No Chain
- Detached Bungalow
- 2/3 Bedrooms
- Garden Room/Conservatory
- Ample OnSite Parking
- Enclosed and Private Rear Garden
- Front Garden
- In need of Modernisation
- EPC Rating D
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

Half obscure glazed front door into:-

Entrance Hall

Hatch and loft ladder to roof space. Radiator. Woodblock floor. Door to airing cupboard with slatted shelves.

Panel doors with fan lights over off to:-

Sitting Room

Two uPVC double glazed picture windows to front giving attractive garden views. Feature fireplace with tiled surround and hearth fitted with gas coal effect fire. Coved ceiling. Radiator.

Kitchen/Breakfast Room

Window to rear, providing pleasing views of the garden. The kitchen is principally fitted to two sides, with a range of base units with wooden fronted panel door and drawer fronts. Run of charcoal roll edge laminate work surface with inset one and a half composite sink and drainer with matching mixer tap. Range of cupboards and drawers beneath with space and plumbing for washing machine. Inset space for cooker.

Full height shelved larder storage unit. Splashback tiling. Further run of roll edge laminate work surface with drawer unit beneath and under counter space for fridge. Further splashback tiling. Wall mounted shelves. Space alongside for free standing fridge freezer and table and chairs, with wall mounted cupboards above.

Half glazed door to:-

Conservatory

uPVC double glazed to two sides under a polycarbonate roof. Half glazed door to rear garden. Wall mounted 'Ideal' gas fired boiler for central heating and hot water. Door to:-

Bedroom Three / Study/ Hobbies Room

Window to front, providing vis of the front garden.

Returning to entrance hall, further doors to:-

Bedroom One

uPVC double glazed window to rear giving attractive garden views. Coved ceiling. Door to built-in wardrobe cupboard with hanging rail and shelf. Radiator.

Bedroom Two

uPVC double glazed window to front. Radiator.

Bathroom

uPVC obscure double glazed window to rear. Pastel suite, comprising: Panel bath, with chrome taps, a handrail and a shower attachment over, with a shower curtain. Pedestal wash hand basin with chrome taps, close coupled WC with wooden seat. Half tiling to walls. Wall mounted mirror cupboard. Radiator.

Outside

The property is approached over a block paved entrance drive, which provides parking for a number of vehicles and gives access to a landscaped front garden and the bungalow.

There is a block paved patio running the full width of the property with the front garden retained at a higher level behind a block work wall. The garden is screened from the road by mature hedging and ensures a good degree of privacy with the patio fronting an area of lawn with a number of inset flower and shrub borders with a number of choice shrubs. On the far side of the entrance drive is a further area of grass with further mature planting.



Rear Garden

The rear garden can be accessed by the garden room / conservatory or via a pedestrian gate to the side of the property. A large paved patio, with steps lead down to the rear garden which comprises an extensive area of lawn bordered by further flower and shrub borders and makes an attractive setting for the property, the garden houses a garden shed.

The rear garden offers an excellent degree of privacy, and makes a delightful setting for outside entertaining and alfresco dining.

Council Tax

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

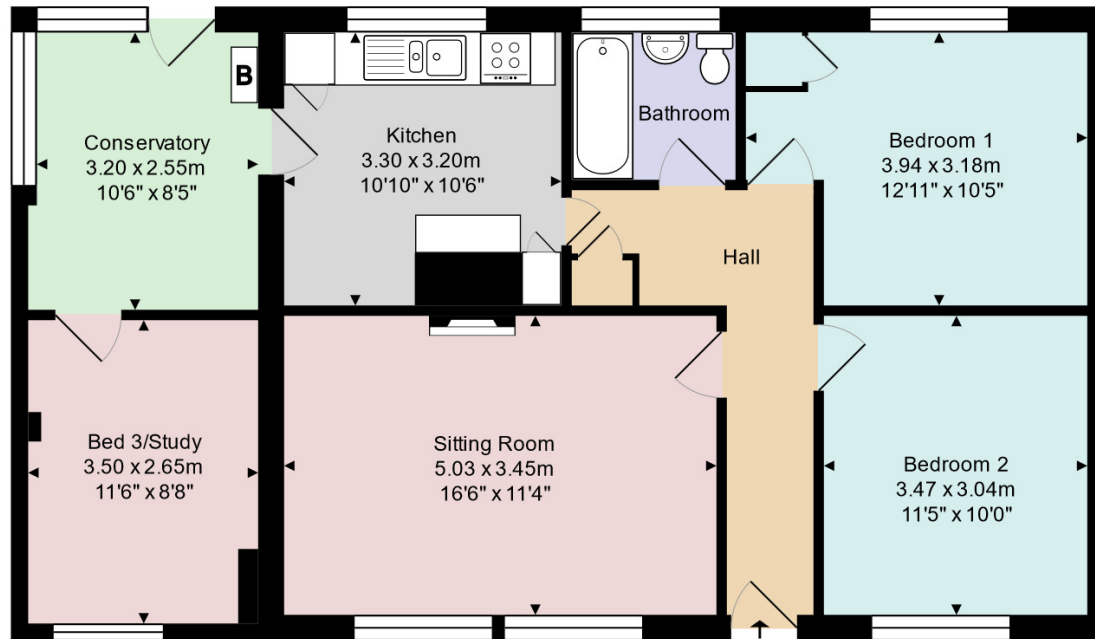
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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



Total Area: 82.2 m² ... 885 ft²
 Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	