





PROPERTY DESCRIPTION

An appealing and light filled, three bedroomed detached bungalow, located in a convenient position for the Town centre and Sea Front, with a modern kitchen, an enclosed and private rear garden, and ample onsite parking in addition to the garage. The property has been maintained in good order throughout, and has the usual attributes of double glazed windows and gas fired central heating.

The spacious and flexible accommodation includes; entrance porch, good sized living room/ dining room, stylishly fitted kitchen with side porch, two double bedrooms, a third single bedroom or office, and a shower room. Outside, there is a pleasing enclosed garden and ample onsite parking, a single garage, and an attractive landscaped garden at the rear, which offers an excellent degree of privacy, and has areas of lawn and patio, with a summer house, offering a delightful setting for this lovely bungalow.

FEATURES

- Detached Bungalow
- Three Bedrooms
- Shower Room
- Stylishly Fitted Kitchen
- Living / Dining Room
- Enclosed Rear Garden
- Ample Onsite Parking
- Attached Single Garage
- Summer House
- EPC Rating D





ROOM DESCRIPTIONS

The Property

A front door opens to an inner porch with a built-in deep cupboard and an inner door, which opens to the entrance hall with access hatch to loft, double doors to a shelved airing cupboard, and doors off to: -

A good sized living/ dining room, with a feature fireplace and a sliding door giving access to the kitchen, which is stylishly fitted with a central island, with a matching range of wall and base units with built-in electric oven, and an inset electric hob with extraction above. There are laminate worktops with inset sink and drainer with chrome mixer tap, there is space and plumbing for washing machine, slimline dishwasher and free standing fridge/freezer and there is a ladder style radiator. Wall mounted Baxi boiler for gas fired central heating and hot water. There is also a door to the rear porch.

There are two double bedrooms, both with fitted wardrobes and windows overlooking the rear garden along with a third smaller bedroom or office, and a shower room with a corner cubicle shower, with sliding curved doors, a close coupled WC, and a vanity style wash hand basin with cupboard beneath. Chrome ladder style towel rail.

Gardens and Grounds:

The property is approached via a good sized driveway, providing ample onsite parking, and leads to a car port in front of a single attached garage with an electric up-and-over door, with power and light, and a door to the rear, which gives access to the rear garden.

There is an attractive and easy to maintain garden to the front, with gravelled areas with block paved pathways, with surrounding flower borders.

A pathway runs adjacent to the bungalow leading to a side porchway giving access to the side and rear gardens.

The attractive enclosed rear garden, offers an excellent degree of privacy, and is mainly laid to lawn with a raised patio area to the left hand side with a summer house which enjoys lovely views towards Axmouth, the Estuary and countryside in the distance. There are some gravelled beds with shrubs and plants, and a pathway leading to the other side of the bungalow, linking up to the side porch with access to the kitchen or front garden.

Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,123.78 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**

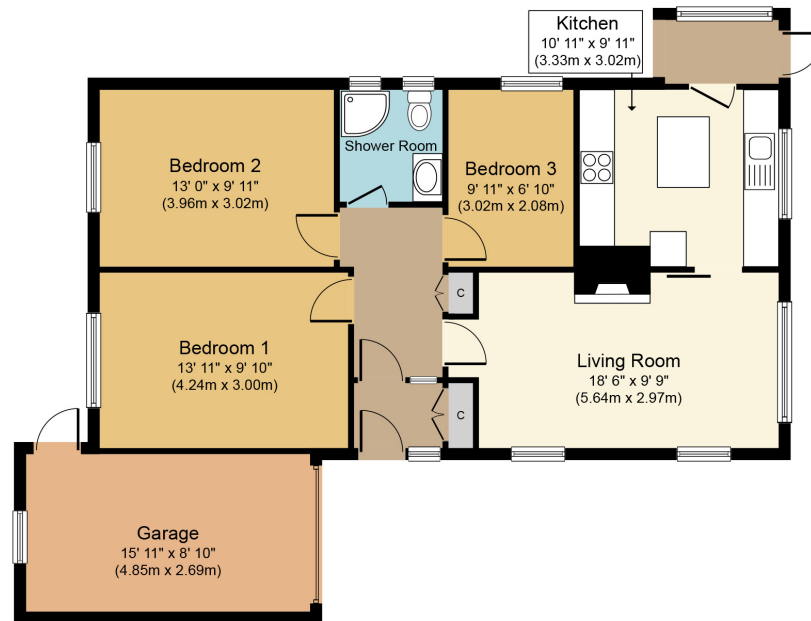
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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
910 sq. ft.
(84.5 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.
 Copyright V360 Ltd 2023 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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			