



**Coast &  
Country since 1977**

**Eyewell Green, Seaton, Devon**

**£365,000 Freehold**





## PROPERTY DESCRIPTION

A three bed roomed semi-detached house, located in an excellent position close to Seaton Primary School, Hospital and Medical Practice and within walking distance of the town centre, shops, restaurants, beach and sea front, with the benefit of onsite parking, a conservatory and an enclosed rear garden.

The spacious and flexible accommodation, briefly comprises; on the ground floor, entrance hall, a good sized living room, a separate dining room, fitted kitchen and an attractive conservatory with a utility area and patio doors to the garden. On the first floor, there are two double bedrooms, a third single bedroom and a stylishly fitted shower room.

Outside, there is parking at the side for two vehicles, together with a pleasing garden to the front and a good sized enclosed garden to the rear, which offers a delightful setting for outside entertaining and al fresco dining.

## FEATURES

- Semi-Detached Family Home
- Three Bedrooms
- Enclosed Rear Garden
- On-Site Parking
- Conservatory
- Council Tax Band C
- Separate Dining Room
- Close to Town Centre, Beach and Sea Front
- EPC Rating D
- Well Presented and Spacious





## ROOM DESCRIPTIONS

### The Property:-

Part decorative obscure glazed front door into:-

### Entrance Hall

Stairs to first floor with under stairs storage cupboard. Radiator. Door through to:-

### Dining Room

Sliding door to conservatory. Doors to both the living room and the kitchen. Coved ceiling. Radiator. Double doors to built in storage cupboards.

### Living Room

Bay window to front. Coved ceiling. Feature fireplace, fitted with a gas fire. Radiator.

### Kitchen

Door to rear garden with matching side windows. The kitchen has been principally fitted to two sides, with a range of matching wall and base units. On one side of the kitchen, there is an L shaped run of work surface, with inset one and a half bowl ceramic sink and drainer with chrome mixer tap, together with cupboards beneath including built in dishwasher. Inset four ring induction hob with extraction above and drawers beneath. Space for free standing fridge freezer. On the other side of the kitchen, there is another run of work surface with built in double oven and grill and further storage cupboards.

### Conservatory

Glazed to two sides with a sliding door providing access to the rear garden. Ceramic tiled floor. Utility area with space and plumbing for washing machine, space for tumble dryer and wall mounted gas fired boiler for central heating and hot water.

### First Floor

Window to side. Hatch to roof space, which is part boarded and insulated, with a built in ladder. Doors off to:-

### Bedroom One

Window to front. Radiator.

### Bedroom Two

Window to rear. Radiator.

### Bedroom Three

Window to front. Radiator.

### Shower Room

Obscure glazed window to rear. The shower room has been stylishly fitted with a white suite, comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. Walk in shower, fitted with a Mira sport electric shower. Radiator.

### Outside

The property is approached over an entrance drive to the side, providing onsite parking for two vehicles, with a timber gate leading to the rear garden and a step giving access to the front garden and the front door to the property.

### Rear Garden

The garden can be accessed either from the entrance drive, the kitchen or the conservatory and comprises a good sized area of patio, with steps leading to an upper terrace, where there is access to a good sized shed.

The enclosed rear garden offers a good degree of privacy and provides a lovely setting for outside entertaining and al fresco dining.

### Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

### 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.

### Local Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

### Disclaimer

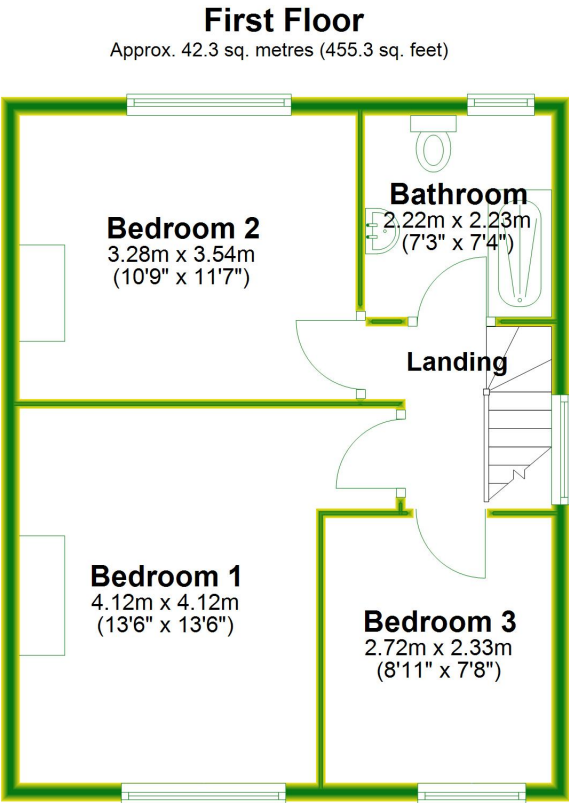
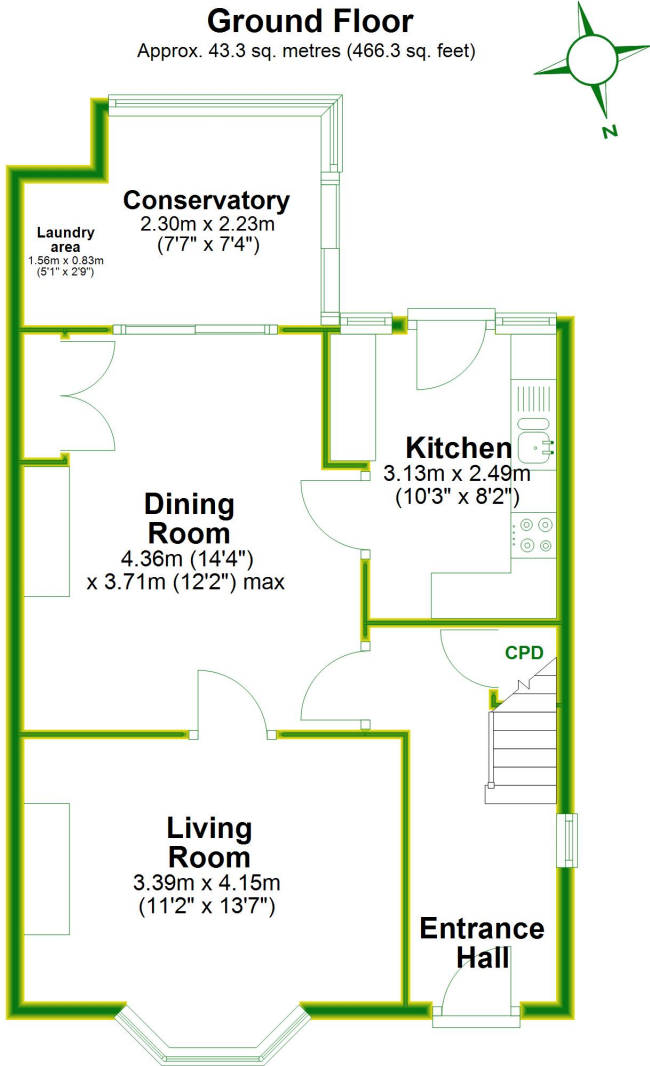
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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



Total area: approx. 85.6 sq. metres (921.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only.  
Floorplan carried out by epcsolutions.co.uk  
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28 Eyewell Green, SEATON

