





PROPERTY DESCRIPTION

A beautifully presented and recently renovated and improved, detached dormer style bungalow, located in an excellent position for the town centre, shops, restaurants, beach and sea front, with the benefit of ample onsite parking, a single garage, four double bedrooms and a south facing enclosed rear garden.

The spacious and versatile accommodation briefly comprises; on the ground floor, entrance hall, sitting room, fitted kitchen, two double bedrooms offering the opportunity for a second reception room if required, together with a stylishly fitted bathroom. The first floor has two excellent sized double bedrooms, one with the benefit of an en-suite shower room.

Outside, there is ample onsite parking in addition to the single garage, and an excellent sized south facing rear garden, which offers a delightful setting for outside entertaining and al fresco dining.



FEATURES

- No Chain
- 3 / 4 Bedrooms With 1/ 2 Reception Rooms
- Good Sized South Facing Garden
- Family Bathroom & 1 En-suite Shower Room
- Ample Onsite Parking
- Spacious and Versatile Accommodation
- Beautifully Presented Throughout
- Garage
- Recently Improved and Re-decorated
- Detached Chalet Style Bungalow





ROOM DESCRIPTIONS

The Property: -

The property is approached over a gravelled parking area, with steps leading down to the front door. The property can also be approached from the rear, over an entrance drive, which provides access to the garage and steps leading up to a door into the kitchen.

Ground Floor

The front door leads into the entrance hall, where there are stairs providing access to the first floor and doors off to a sitting room, a fitted kitchen, a family bathroom and two double bedrooms.

The sitting room is a lovely light and bright, dual aspect reception room, with the two double bedrooms offering flexibility, for one to be used as a study or a second reception room is required.

The kitchen has been stylishly fitted to three sides with a range of matching wall and base units, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. Inset four ring gas hob with extraction over and drawers beneath. Full height unit incorporating built in fridge freezer and built in oven. Recently replaced wall mounted Vaillant boiler for gas fired central heating and hot water.

The family bathroom has been stylishly fitted and comprises a WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap, with cupboards beneath. Panel bath with chrome taps, a shower attachment and a glazed shower screen. Heated ladder style towel rail. Full tiling to walls.

First Floor

The first floor has two good sized double bedrooms, with one benefiting from a stylishly fitted en-suite shower, which comprises; WC with co-ordinating seat, wall mounted wash hand basin with chrome mixer tap. Corner entre shower cubicle with sliding curved doors. Heated ladder style towel rail. Full tiling to walls.

Rear Garden

The rear garden has areas of lawn and patio, with driveway parking in front of the garage, in addition to the parking to the front of the property.

The rear garden offers a number of seating opportunities and provides a lovely south facing 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.

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

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**

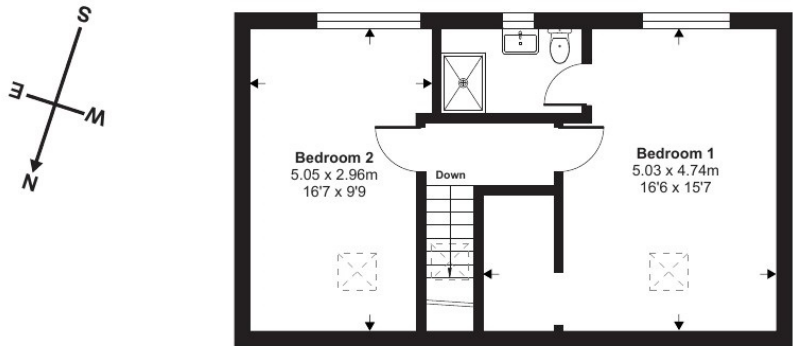
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

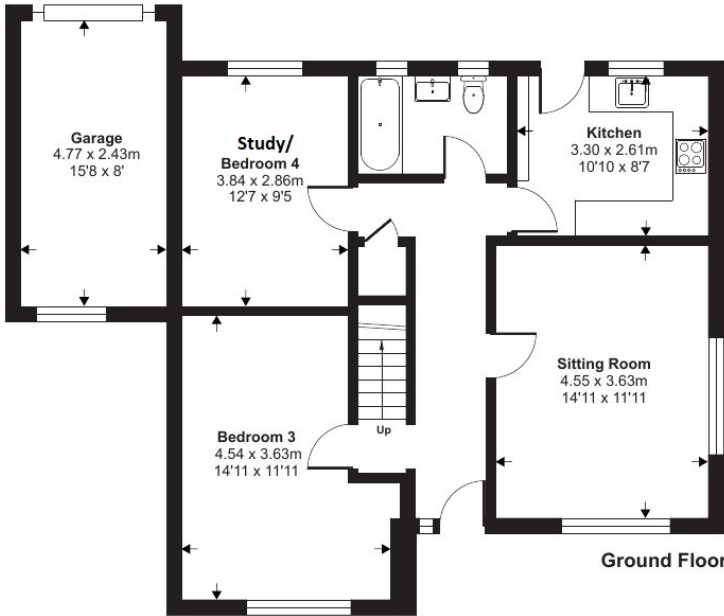
Redress Scheme provided by The Property Ombudsman: 08218195

Approximate Area = 1224 sq ft / 113.7 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 1349 sq ft / 125.3 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1277915

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(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		