

The logo for John Wood & Co, featuring the company name in white serif font on a dark green background, with a yellow vertical bar to the left.

**John
Wood
& Co**



**Coast &
Country since 1977**

Seaton Down Road, Seaton, Devon

£220,000 Freehold



PROPERTY DESCRIPTION

A charming two bedroomed mid- terraced Character Cottage, located in a very convenient position for the town centre and seafront, with a number of period features and the usual attributes of double glazed windows and gas fired central heating.

The property is well presented throughout and comprises; on the ground floor, entrance porch, sitting room, dining room, kitchen, and rear porch, with the first floor having two good sized double bedrooms and a bathroom. Outside, the property has a small courtyard garden to the front, a rear courtyard style garden offering an excellent degree of privacy, with access to a shed and a WC.

This charming cottage comes to the market with no onward chain, and would make an ideal first time purchase, second home or holiday home, or buy to let investment purchase.

FEATURES

- No Chain
- Close to Beach and Sea Front
- Two Double Bedrooms
- Mid-Terraced Cottage
- Private Rear Courtyard Garden
- Separate Dining Room
- Rear Porch
- Close to Town Centre, shops and amenities
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

Front door leading into: -

Entrance Porch

Window to side overlooking front courtyard. Coat hooks. Half glazed door with step up into: -

Sitting Room

Window to front overlooking small front courtyard. Built in bookshelves and display units. Attractive fireplace. Radiator. Door through to: -

Dining Room

Internal window through to rear porch / Conservatory. Radiator. Ceramic tiled floor. Attractive Feature fireplace with carved surround, and cast iron insert. Stairs to first floor with large under stairs cupboards. Archway through to: -

Kitchen

Obscure glazed door into the rear porch/ Conservatory. Window to side overlooking rear courtyard. Attractive featured ceiling beams.

The kitchen has been principally fitted to two sides, with a matching range of Wooden fronted base units with a built in Butler style sink and drainer with Chrome taps, with cupboards and storage space underneath including space and plumbing for washing machine. On the other side of the kitchen there is a run of work surface with display cupboards over and cupboard beneath, with space to the side for a full height free standing fridge freezer and space for cooker.

Door to: -

Rear Porch

Ceramic tiled floor, polycarbonate roof with double doors to the rear courtyard style garden.

Returning to the dining room, a curved stair case leads to the first floor accommodation.

First Floor

Hatch to roof space. Doors off to: -

Bedroom One

Window to front. Built in double wardrobe. Radiator.

Bedroom Two

Window to rear overlooking rear courtyard garden. Radiator. Built in wardrobes and door to storage above stairs. Hatch to roof space. Door to: -

Bathroom

Obscure glazed window to side. The bathroom is fitted with a panel bath with Chrome taps, a handrail and a shower attachment over including curtain rail and shower curtain. Close coupled WC with co-ordinating seat and shelf above. Vanity wash hand basin with Chrome taps and cupboard beneath with splashback tiling over. Double doors to large airing cupboard with wall mounted Worcester gas fired boiler for central heating and hot water. Radiator. Wall mounted cupboard above radiator and built in shelving units.

Rear Courtyard Garden

Large courtyard area with a feature vegetable growing bank and access to a rear shed and an outside toilet.

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



Outside

There is parking available to the front of the property, and nearby, and there is an East Devon Car Park (Orchard Car Park) within a few minutes' walk, where an annual parking permit, at a cost of approx. £120 per annum, can be purchased.

Council Tax

East Devon District Council; Tax Band B - Payable 2023/24: £1,773.63 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.

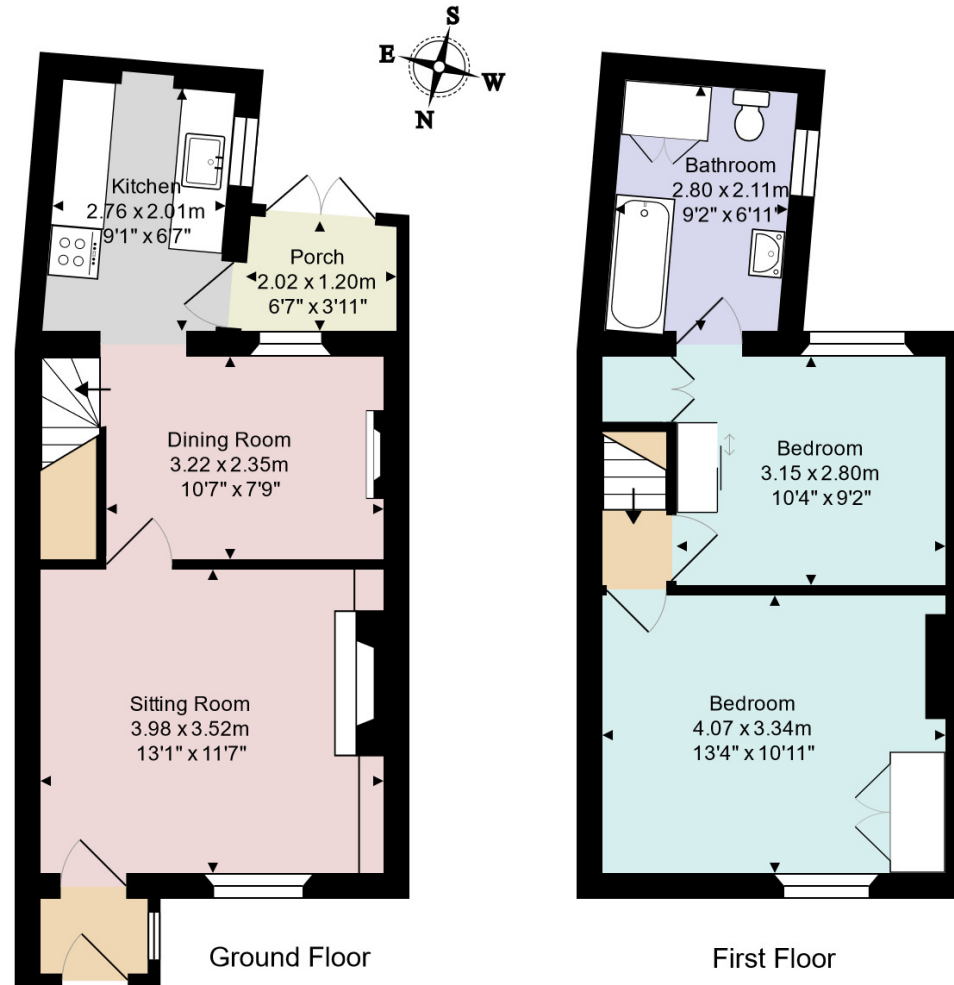
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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: 65.1 m² ... 700 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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			