





## PROPERTY DESCRIPTION

A spacious three bedroomed detached bungalow, with the usual attributes of double glazed windows and gas fired central heating, with the benefit of driveway parking, a single garage, an enclosed rear garden and attractive views over Haven Cliff and the hills beyond Axmouth, together with sea views.

The spacious and flexible accommodation briefly comprises; entrance hall with a WC, spacious living room with Haven Cliff and sea glimpses, kitchen/ breakfast room fitted with an older style kitchen, three double bedrooms, with the largest double bedroom having pleasing sea and Haven Cliff views, together with a shower room. Outside, there is onsite parking on the entrance drive, a garage and an enclosed garden to the rear, which has areas of lawn and patio and offers an excellent degree of privacy with pleasing views, providing a delightful setting for outside entertaining and al fresco dining.

This property comes to the market with no onward chain and whilst is presented in good order throughout, it does require some general updating and modernisation.



## FEATURES

- No Onward Chain
- Driveway Parking & Single Garage
- Detached Bungalow
- Ideal Investment Opportunity
- Three Bedrooms
- Enclosed Rear Garden
- In Need of Updating and Modernisation
- Pleasing Views and Sea Glimpses
- Dual Aspect Living Room
- EPC Rating D





## ROOM DESCRIPTIONS

### The Bungalow :-

The property is approached over an entrance drive, which provides onsite parking and gives access to the garage, the front garden and steps which leads up to the front door.

### Entrance Hall

The entrance hall has doors to two separate cupboards, a hatch to the roof space and a door to a WC, which is fitted with a WC and a wall mounted sink.

Doors off to the living room, the kitchen, two double bedrooms, a third bedroom or dining room and a shower room.

### Living Room

Dual aspect, with charming views of the Axe Valley, the hills beyond Axmouth and sea glimpses. Coved Ceiling. Two Radiators.

### Kitchen

Window to rear. Door to side giving access to the garden. Coved ceiling. Radiator. Double doors to pantry. The kitchen has been principally fitted to two sides with an older style range of matching wall and base units. L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap and cupboards beneath including space and plumbing for washing machine. Inset space for free standing oven. Space for free standing fridge freezer.

### Dining Room/ Bedroom Three

Sliding door to rear giving access to the garden. Coved ceiling. Radiator.

### Bedroom One

Window to front, offering pleasing views. Coved ceiling. Radiator.

### Bedroom Two

Window to rear giving attractive garden views. Coved ceiling. Radiator.

### Shower Room

Obscure glazed window to front. Coved ceiling. Radiator. The shower room is fitted with an excellent sized walk in shower and an older style WC and wash hand basin.

### Enclosed Rear Garden

The garden can be accessed from a timber gate to the side of the property, the garage or the dining room/ third bedroom.

The garden has areas of lawn and patio and takes advantage of the pleasing Axe Valley views and offers a delightful setting for outside entertaining and al fresco dining.

### Garage

Door to rear, giving access to the garden. Light and power. Manual up and over door.

### Council Tax

East Devon District Council; Tax Band D - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,658.11

### 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

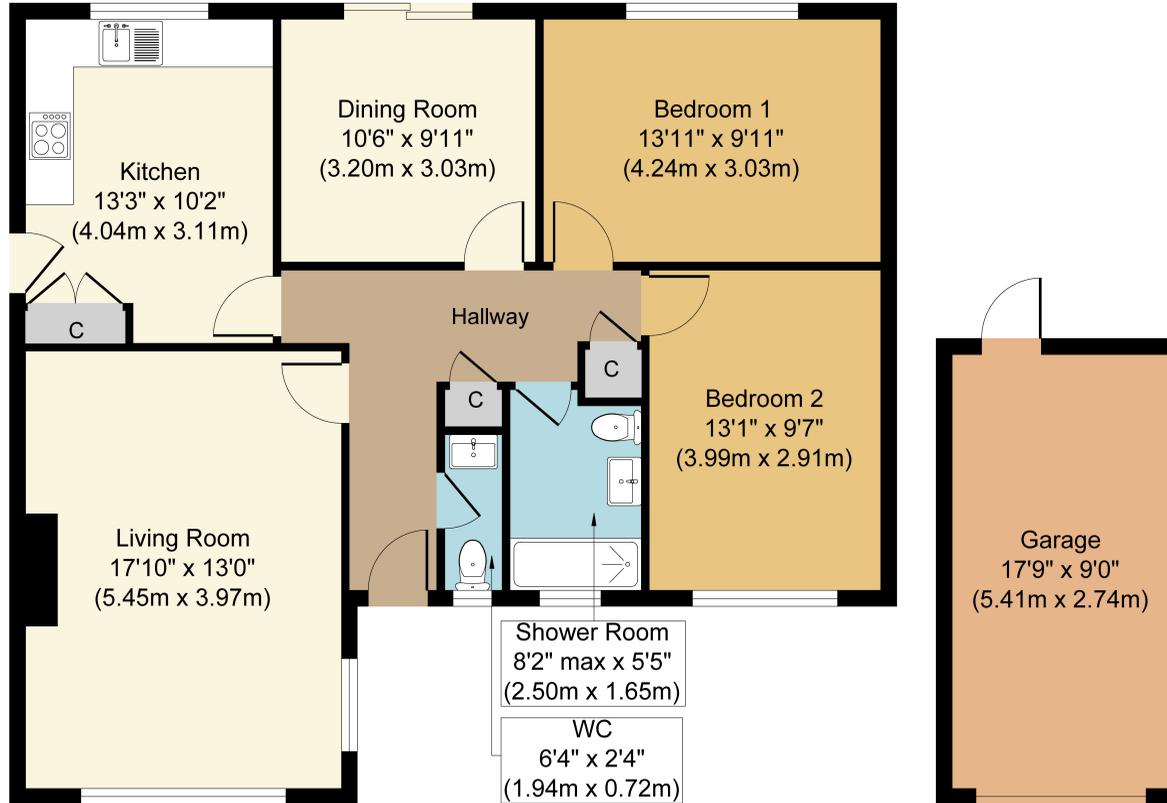
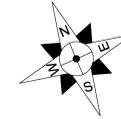
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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



**Approximate Floor Area**  
 936 sq. ft  
 (87.00 sq. m)

**Garage**  
 Approximate Floor Area  
 160 sq. ft  
 (14.82sq. m)

**Approx. Gross Internal Floor Area 936 sq. ft / 87.00 sq. m (Excluding Garage)**

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			