





PROPERTY DESCRIPTION

An appealing and well presented two bedroomed detached bungalow, located in a convenient position for the Town centre and Sea Front, and having appealing outward views over Lyme Bay and the Axe Valley.

Constructed with brick elevations under a tiled roof, the property has been updated and improved by the vendors during their period of ownership and has the usual attributes of double glazed windows and gas fired central heating.

The light and spacious accommodation includes; entrance porch, good sized living room with access to conservatory, kitchen/ dining room with side utility porch, two double bedrooms and a bathroom. Outside, there is a pleasing enclosed garden and ample onsite parking to the front, a single garage with a WC, and a south facing landscaped garden at the rear, and the sea views are available from both the kitchen and the garden.

FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Pleasing Outward Views
- South Facing Rear Garden
- Garage with Separate WC
- Ample OnSite Parking
- Kitchen/ Dining Room
- Close to Town Centre and Sea Front
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

uPVC half obscure glazed front door with matching side window, into: -

Entrance Porch

Tiled floor. Steps up to inner glazed door with matching side panel into: -

Entrance Hall

Coved ceiling with hatch to roof space, radiator. Fully glazed door to: -

Sitting Room

Patio doors at the rear to conservatory. Coved ceiling. Feature fireplace with marble surround and hearth, presently fitted with an electric fire. Two radiators.

Conservatory

Glazed to three sides and giving attractive Axe Valley and Sea views. Glazed roof. Door to garage and separate WC. Double doors to patio and rear garden.

Returning to entrance hall, door to: -

Kitchen/ Dining Room

Dual aspect, window to side and window to rear providing attractive garden views. The kitchen area has been stylishly fitted, principally to three sides with a range of matching wall and base units, with high gloss white door and drawer fronts, with co-ordinating handles. L shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with mixer tap. Inset four ring ceramic hob, range of cupboards and drawers beneath, including built in dishwasher. Full height unit incorporating HotPoint double oven and grill, with further storage above and below, with full height pull out storage unit alongside. Splashback tiling with stainless steel extraction over hob,. Range of matching wall cupboards. Further run of L shaped work surface, with further range of cupboards beneath and wall mounted cupboards over. Coved ceiling. Door to boiler cupboard, with wall mounted Worcester Bosch gas fired boiler for central heating and hot water. Vinyl sheet tile effect flooring to kitchen, carpet to dining area. Radiator.

From the kitchen, a fully obscure glazed door, gives access to: -

Utility Porch

Obscure glazed door to front driveway, glazed window to rear. Half glazed door to side, again giving sea views. Sloping polycarbonate roof. Space and plumbing for washing machine. Wall mounted cupboards.

Returning to entrance hall, doors off to: -

Bedroom One

Window to front, giving attractive glimpses of the hills beyond the Axe Valley. Radiator. Double sliding doors to built in wardrobe cupboard.

Bedroom Two

Window to front, giving glimpses of the hills beyond the Axe Valley. Radiator. Range of built in wardrobe cupboards, with triple opening doors.

Shower Room

Obscure glazed window to side. Re-fitted to a good standard with a white suite, comprising' corner entry shower cubicle with glazed curved shower door, fitted with Triton electric shower, close couple WC with co-ordinating seat. Wall mounted wash hand basin with chrome taps. Half tiling to walls, with full tiling to shower area. Chrome ladder style towel rail. Vinyl sheet wood effect flooring.

Returning to conservatory, steps and door leading to the garage.

Garage

Up ad over door. Gas meter and consumer control unit. fitted wall mounted shelves. Door to cloakroom.

Cloakroom

White suite, comprising: close coupled WC with co-ordinating seat, wall mounted corner wash hand basin with chrome taps and splashback tiling. Quarry tiled floor.



Outside

The property is approached over a concrete entrance drive, which gives onto an attractive block paved parking and turning area, directly in front of the bungalow, this is edged by an attractive mature flower and shrub border, and the path continues to the side, giving access to the utility side porch, the rear garden, and the conservatory.

The concrete drive then continues past the bungalow, giving access to the front door and the garage.

At the rear, both the conservatory and the utility porch, open up to a paved patio, and veranda that makes an ideal sun trap. The patio fronts the garden, which is laid to lawn and edged on all sides by a most attractive range of planting with mature shrubs. A path runs down one side of the lawn, with a side bed raised with sleepers, to an attractive seating area, which again takes in views across the Ave Valley and Axmouth.

The rear garden is screened on all sides, by a panelled fence, and there is a gate in the rear corner, that provides a shortcut to roman Way, and gives access to a pedestrian shortcut to the Town Centre. Again, the garden has lovely outward views to the Axe Valley and sea views, and provides an ideal setting for outside entertaining or alfresco dining.

Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,280.37 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**

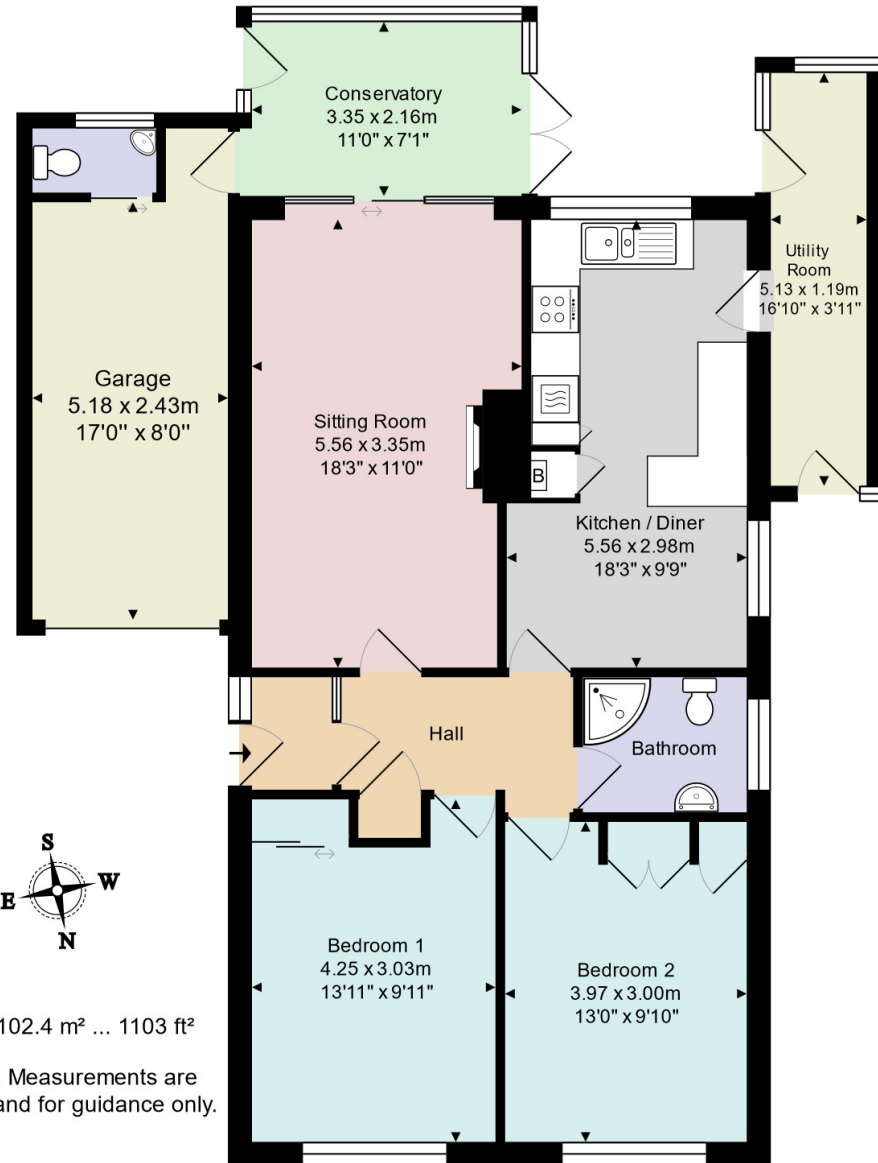
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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: 102.4 m² ... 1103 ft²

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			