





PROPERTY DESCRIPTION

An individually constructed and charming three/ four bedroomed detached house, with ample onsite parking, a principal bedroom with an en-suite bathroom and a balcony, together with an enclosed rear garden and lovely views.

The spacious, versatile and well-presented accommodation, which extends to just over 2,000 square feet, briefly comprises; on the ground floor, entrance porch, entrance hall, fitted kitchen/ breakfast room, living/ dining room, ground floor WC, and a superb basement which has a sauna and a hot tub fitted. The first floor has three/ four double bedrooms, with the principal suite benefiting from a good sized balcony and a stylishly fitted en-suite bathroom, together with a separate family bathroom.

Outside, there is ample onsite parking to the front, a single integral garage and a delightful enclosed garden to the rear, which provides various opportunities for outside entertaining and al fresco dining.



FEATURES

- Master Bedroom With En-Suite & Balcony
- Living/ Dining Room
- Excellent Sized Kitchen/ Breakfast Room
- Good Sized Enclosed Rear Garden
- Well Presented and Versatile
- Three/ Four Bedrooms
- Drive and Garage Offering Ample Onsite Parking
- Hot Tub & Sauna
- Individual & Unique Detached Home
- Excellent Position with Pleasing Views





ROOM DESCRIPTIONS

The Property: -

The property was constructed in 1997 and has the usual attributes of double glazed windows and gas fired central heating, with charming character features including high ceilings, an attractive stained glass window on the first floor landing, a period feature fireplace in the living/dining room and coved ceilings.

Ground Floor

Doors open up into the entrance porch, where there is an internal door to the garage and doors which provide access to the entrance hall. The impressive entrance hall gives access to the kitchen/ breakfast room, living/ dining room, basement ground floor WC, which is fitted with a vanity style wash hand basin with chrome mixer tap, with cupboards beneath and built in WC alongside. The entrance hall also has stairs and a door leading to the basement.

Kitchen/ Breakfast Room

Dual aspect, with windows to the front and side. The kitchen has been fitted to two sides, with a range of matching wall and base units oak fronted door and drawer fronts with co-ordinating handles. L shaped run of work surface, with inset one and a half bowl sink and drainer with mixer tap, with cupboards beneath including built in dishwasher. AGA. Middle island with inset four ring induction hob. Full height unit incorporating built in oven.

Living/ Dining Room

Two double sliding doors to the rear giving access to the garden. Feature open fireplace.

Basement

The basement is an unexpected and delightful area, which houses a utility area and benefits from a hot tub and a sauna.

First Floor

Charming decorative obscure glazed window at half landing.

The first floor landing offers an excellent sized office with built in wardrobes/ cupboards and bi-folding doors, to enable this area to become a fourth bedroom if required. From the landing, doors lead to three double bedrooms and a family bathroom.

Bedroom One (Principal Suite)

A superb double bedroom, offering a dressing area with built in wardrobes, a stylishly fitted en-suite bathroom and a balcony which takes maximum advantage of the beautiful Axe Valley views.

The en-suite bathroom is fitted with a white suite, comprising vanity style wash hand basin with chrome mixer tap and cupboards beneath. Close coupled WC with co-ordinating seat. Corner shower cubicle with sliding curved door. Feature bath with chrome mixer tap and hand held shower attachment. Chrome ladder style towel rail.

Bedrooms Two and Three

Both further double bedrooms benefit from built in wardrobes and wash hand basins.

Bathroom

The bathroom has been stylishly fitted with a vanity style wash hand basin with chrome mixer tap and cupboards beneath including built in WC alongside. Bath with chrome mixer tap, wall mounted shower over and a glazed shower screen. Chrome ladder style towel rail.

Outside

The property is approached over a gravelled entrance drive which offers ample onsite parking and gives access to the garage, the rear garden via a timber gate and the front door leading into the entrance porch.

Garage

Up and over door. Light and power. Door to side giving access to the entrance porch.

Rear Garden

The enclosed rear garden can be accessed from the sliding doors in the living/ dining room, the rear door in the entrance hall or the side gate and has areas of lawn, patio and decking, with a feature pond and a summer house.

The garden is a good size and offers an excellent degree of privacy and a delightful setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band F - Payable for the 01/04/2025 to 31/03/2026 financial year is £3,610.11

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.

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

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.

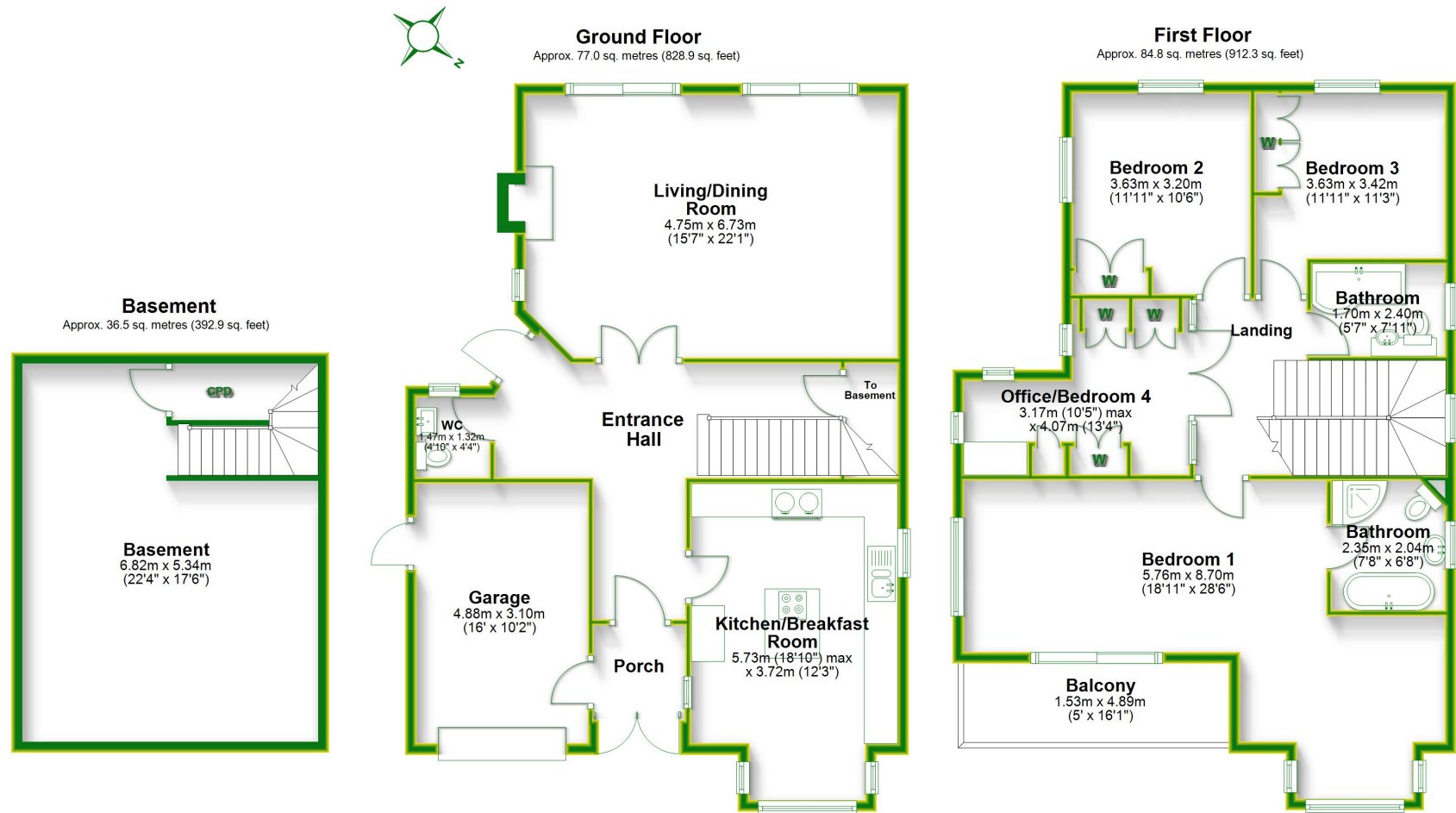
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective**

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



Total area: approx. 198.3 sq. metres (2134.1 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
Plan produced using PlanUp.

The White House, SEATON

