





PROPERTY DESCRIPTION

An appealing and well-presented two/ three bedroomed detached bungalow, located in a peaceful elevated position, benefiting from lovely Countryside views towards the Axe Valley and the hills beyond Axmouth, onsite parking in addition to the single garage and a good sized enclosed rear garden.

The property has the usual attributes of gas fired central heating and double glazed windows, with the spacious accommodation briefly comprising; entrance hall with a WC, living room with pleasing views, stylishly fitted kitchen, dining room or third bedroom, two double bedrooms and a shower room.

Outside, there is driveway parking, a single garage and a good sized enclosed garden to the rear benefiting from pleasing views, offering a lovely setting for outside entertaining and al fresco dining.



FEATURES

- Detached Bungalow
- Well Presented, Bright and Spacious
- Excellent Sized Living Room
- Two/ Three Bedrooms
- Stylishly Fitted Kitchen
- Good Sized Rear Garden
- Parking and Garage
- Stylishly Fitted Shower Room
- Pleasing Views
- EPC Rating D





ROOM DESCRIPTIONS

The Property: -

Part obscure glazed front door into: -

Entrance Hall

Coved ceiling. Radiator. Hatch to roof space, which is boarded and insulated, with light and a descending ladder.

Door to airing cupboard with slatted shelves. Door to cloaks cupboard.

Doors off to: -

Living Room

Dual aspect, with a large picture window front and a window to side offering pleasing countryside views. Coved ceiling. Radiator.

Kitchen

Window to rear, providing pleasing garden views. Half obscure glazed door to side. Coved ceiling. Radiator.

The kitchen has been stylishly fitted to three sides with a range of matching wall and base units with co-ordinating handles. U shaped run of work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built in washing machine. Inset four ring Hotpoint induction hob, with extraction above and full height unit alongside incorporating built in double oven and grill. Built in fridge freezer.

Dining Room/ Bedroom Three / Study

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

Bedroom One

Window to front. Coved ceiling. Range of fitted wardrobes and chest of drawers including a vanity area. Radiator.

Bedroom Two

Window to rear offering pleasing garden views. Coved ceiling. Range of fitted wardrobes. Radiator.

Shower Room

Obscure glazed window to front. Coved ceiling. White suite, comprising; vanity style wash hand basin with chrome mixer tap and cupboards beneath, with a built in WC alongside. Corner shower cubicle with curved sliding doors. Radiator. Part tiling to walls.

Separate WC

Obscure glazed window to front. Coved ceiling. White suite, comprising; close coupled WC with co-ordinating seat, wall mounted was hand basin with chrome mixer tap and splashback tiling. Radiator.

Outside

The property can be approached via Cedar Close, which gives access to the driveway and garage, with a side gate providing access to the rear garden.

The property can also be approached from the front via Poplar Tree Drive, where there is an easy to maintain front garden and a path providing access to the front door.

Rear Garden

The garden can be accessed via the sliding door from the dining room, the side door from the kitchen or a gate off the driveway to the rear. The rear garden offers a good degree of privacy and has been attractively landscaped with areas of lawn and patio, offering a delightful setting for outside entertaining and al fresco dining.

Garage

Light and power. Up and over door. Door to side providing access to the garden.

Council Tax

East Devon District Council; Tax Band D - Payable 2024/25: £2,499.31 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.

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

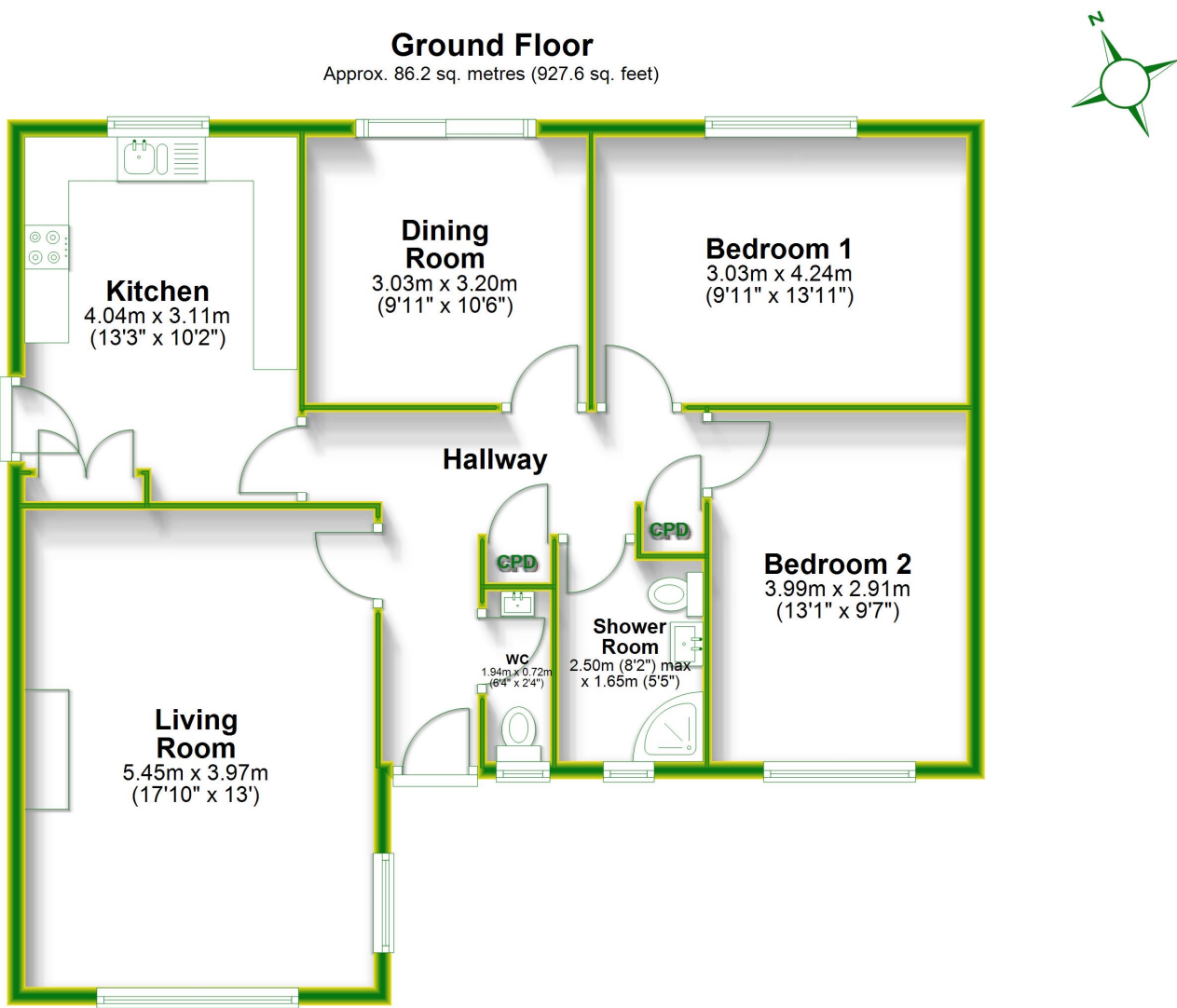
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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. 86.2 sq. metres (927.6 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 epcolutions.co.uk
Plan produced using PlanUp.

8 Cedar Close, SEATON

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	67	75
D		
(39-54)		
E		
(21-38)	67	75
F		
(1-20)	67	75
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		