





## PROPERTY DESCRIPTION

A beautifully presented three bedroomed semi-detached house, built to an excellent standard in 2019, in a fantastic position, close to the town centre, sea front, beach, shops, restaurants and amenities. The property benefits from parking, a garage, an enclosed rear garden, a good sized kitchen/ dining room, an en-suite shower room, and a 10 year NHBC warranty, with approximately four year remaining.

The spacious and versatile accommodation briefly comprises; on the ground floor, entrance hall, a stylishly fitted kitchen/ dining room, a dual aspect sitting room, and a WC / utility area. The first floor comprises three double bedrooms, with the principal bedroom benefiting from an en-suite shower room and built in wardrobes together with a family bathroom.

Outside, the property has a driveway offering onsite parking and a single garage, and to the rear, there is an enclosed garden, with a patio areas of lawn and patio, offering a delightful setting for outside entertaining and al fresco dining.



## FEATURES

- Semi-Detached Family Home
- Garage & Parking
- Well Presented and Spacious
- Enclosed Rear Garden
- Stylishly Fitted Kitchen/ Dining Room
- Three Bedrooms
- Family Bathroom & 1 En-suite Shower Room
- Close To Sea Front and Beach
- Close To Town Centre, Shops and Restaurants
- EPC Rating B





## ROOM DESCRIPTIONS

**The Property:** -  
Front door into: -

### Entrance Hall

Stairs to first floor with an under stairs storage area. Radiator. Doors to living room and dining room/ kitchen.

### Living Room

Dual aspect with a window to the front and window to the side. Two radiators.

### Kitchen/ Dining Room

Bay window to front. Double doors giving access to the enclosed garden. Two radiators. The kitchen has been stylishly fitted to three sides with a range of matching wall and base units. U shaped run of work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap and cupboards beneath including built in dishwasher. Inset four ring gas hob with extraction over. Full height unit incorporating built in double oven and grill and built in fridge freezer. Wall mounted Potterton gas fired boiler for central heating and hot water.

### First Floor

Window to front. Hatch to roof space, which is insulated. Radiator. Doors off to: -

### Bedroom One

Bay window to front. Double doors to built in wardrobe. Radiator. Door to: -

### En-suite Shower Room

Obscure glazed window to side. White suite comprising; WC, wall mounted wash hand basin with chrome mixer tap. Shower cubicle with glazed sliding door. White ladder style heated towel rail. Half tiling to walls.

### Bedroom Two

Dual aspect, with a bay window to front and a window to side. Radiator.

### Bedroom Three

Window to side. Radiator.

### Family Bathroom

White suite comprising; wall mounted wash hand basin with chrome mixer tap, WC. Panel bath with shower over and a glazed screen. White ladder style heated towel rail.

### Outside

The property can be approached over a tarmac driveway, with access to the single garage and a timber gate providing access to the rear garden. The property can also be approached via a pedestrian block paved path, which leads to the front door.

### Rear Garden

The rear garden can be accessed from the doors in the kitchen/ dining room or via a gate from the driveway and has areas of lawn and patio, offering a delightful setting for outside entertaining and al fresco dining.

### Garage

Up and over door. Light and power.

### Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

### 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

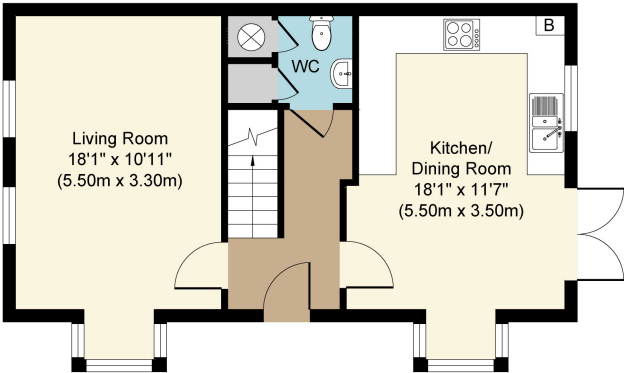
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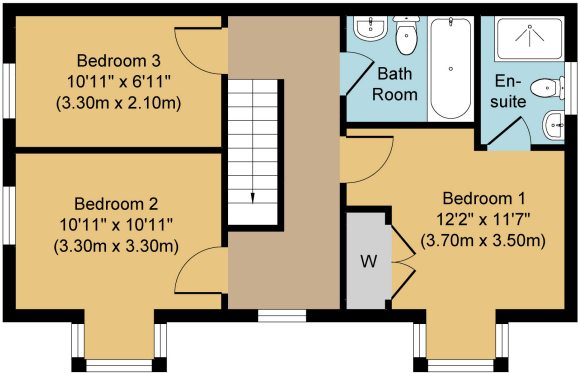
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John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Ground Floor  
Approximate Floor Area  
460 sq. ft  
(42.80 sq. m)



First Floor  
Approximate Floor Area  
450 sq. ft  
(42.70 sq. m)

Approx. Gross Internal Floor Area 920 sq. ft. (85.50 sq. m)

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		