







## PROPERTY DESCRIPTION

A deceptively spacious, light filled, four bedroom, un-listed period mid-terraced cottage, located in a very convenient position for the town centre, Wetlands, beach and sea front. Constructed with recent colour washed rendered elevations under a slate roof, the property has a number of period features including stain glass and exposed brickwork. The property has double glazed windows throughout, and benefits from a recently upgraded Dimplex heating system, electrics, oak flooring, bathroom, and roof.

The accommodation includes; excellent through living room / dining room, an updated kitchen, with the first floor comprising; two bedrooms and a re-fitted family bathroom with shower and under floor heating, with two further bedrooms on the second floor, with far reaching views. Outside, the property benefits from onsite parking, and at the rear is a charming cottage style garden, with al fresco dining area, and a good sized masonry constructed storage shed.

The property has been recently reduced for a quick sale.

## FEATURES

- Period Cottage
- Four Bedrooms
- Close to Seafront and Town Centre
- Re-fitted Bathroom
- Mid-Terraced Home
- Re-fitted Kitchen
- Onsite Parking
- Good Sized Shed in Rear Garden
- Enclosed Rear Garden
- EPC Rating E





## ROOM DESCRIPTIONS

### The Property:

Half obscure glazed front door into: -

### Living Room / Dining Room

Large small pane double glazed window to front. Recently upgraded Dimplex Quantum storage heater. The living room/ dining area have both recently had new solid oak flooring laid.

### The sitting area:

Large period style fireplace, presently fitted with an electric fire, with timber mantle. Dado rail, night storage heater.

Opens up into: -

### Dining area:

Small paned glazed door to kitchen, curving rising staircase to first floor, with under stairs study area, feature exposed stone wall with fitted shelves, night storage heater.

### Kitchen

Small paned double glazed window to rear, and half glazed door giving access to under cover dining area. The kitchen has been principally fitted to three sides with an attractive range of matching wall and base units.. L shaped run of work surface, with inset ceramic hob and built under Stoves single fan assisted oven and grill. Range of cupboards and drawers beneath, including Pelmet heater. Splashback tiling and extraction over hob.

Further short run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap. Cupboard beneath and space and plumbing alongside for washing machine and dishwasher. Further space along side for fridge / freezer. Door to larder, splashback tiling.

Returning to dining area, stairs to: -

### First floor

#### Galleried landing:

At the rear of the galleried landing there is an attractive part stained glass door to bathroom.

Doors off to: -

### Bedroom One

Small paned glazed window to front providing attractive town views, built in airing cupboard with factory insulated hot water cylinder with emersion heater. Recently upgraded Dimplex Q-Rad electric radiator.

### Bedroom Two

Small paned glazed window to rear, wash hand basin with chrome taps and splashback tiling. Recently upgraded Dimplex Q-Rad electric radiator.

### Bathroom

Obscure glazed window to rear. The bathroom is currently undergoing a re-fit, and once completed, will comprise of a panel bath with shower attachment over, close coupled WC and a vanity style wash hand basin with cupboards beneath and a wall mounted mirror above.

Retuning to landing, stairs rise to: -

### Second Floor.

Doors to: -

### Bedroom Three

Dormer window to front providing attractive views to the hills beyond the Axe Valley. Part feature stone walls. Recently upgraded Dimplex Q-Rad electric radiator.

### Bedroom Four / Study

Small paned dormer window to rear, hatch to roof space, wall mounted shelves and display alcoves, storage heater. Recently upgraded Dimplex Q-Rad electric radiator.

### Outside

The property is approached over a tarmac parking space, which provides onsite parking for one vehicle and gives access to the front door.

At the rear the kitchen door opens up to a charming covered dining area. A concrete path continues past a stone wall, which retains the garden at a higher level. Steps rise up to a concrete path, which initially has an area of lawn and then terraced gravelled beds, providing the opportunity to display pot plants.

At the rear of the garden is a masonry garden shed under a corrugated roof 12' 11" x 10' 4" (3.94m x 3.15m); with a large small paned glazed window and period panel door to front.

### Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,027.00 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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### Disclaimer

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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.

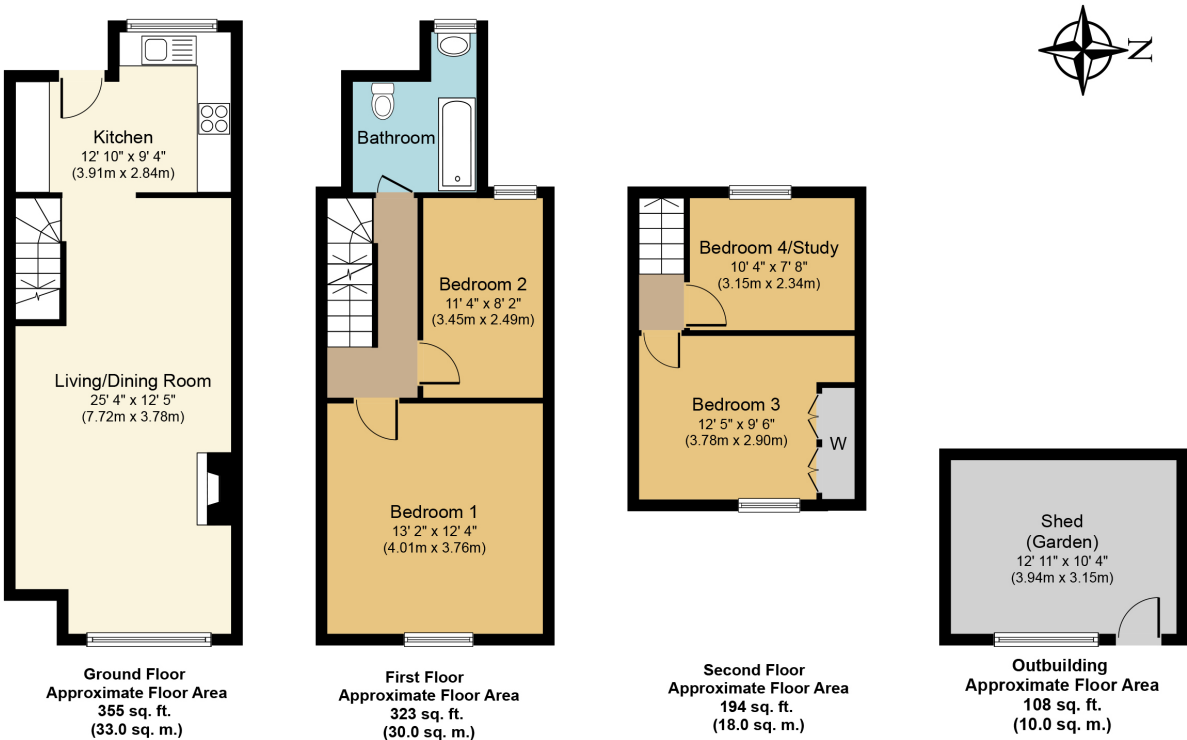
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

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Client Money Protection provided by Propertymark: C0124251



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	77	48
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	48	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		