



**John
Wood
& Co**

**Coast &
Country since 1977**

Elmfield Road, Seaton, Devon

£385,000 Freehold



PROPERTY DESCRIPTION

An extended and much improved two bedroomed detached bungalow, located in an excellent position for the Town Centre, shops, restaurants, Sea front and beach, benefiting from a garage, an en-suite shower room, a stylish kitchen/ dining room, a lovely enclosed rear garden, and ample onsite parking.

The spacious accommodation briefly comprises; entrance porch, entrance hall, sitting room, kitchen/ dining room with a breakfast bar, two good sized double bedrooms, one benefiting from a large en-suite shower room, and a family bathroom. Outside, there is a drive to the front, providing onsite parking, an attached single garage, together with a lovely enclosed garden to the rear, offering a good degree of privacy, with areas of lawn, patio, a shed and a green house.

FEATURES

- Two Bedroom Detached Bungalow
- En-suite Shower Room
- Close to Beach and Sea Front
- Kitchen/ Dining Room with Breakfast Bar
- Enclosed Rear Garden
- Ample Onsite Parking
- Large Sitting room
- Bright and Spacious
- Garage
- Close To Town Centre and Shops





ROOM DESCRIPTIONS

The Property:

Front door leading into an entrance porch, with a door providing access to an inner hall, with hatch to roof space, and a radiator.

The sitting room, is a good sized through room, with an open fireplace (currently not used), leading to the kitchen/ dining room, which a sun filled room, with a stylishly fitted kitchen.

The kitchen is principally fitted to two sides, with a range of matching wall and base units, with a U shaped run of worksurface. inset one and a half bowl sink and drainer with mixer tap, with cupboards beneath including space and plumbing for dishwasher. Inset five ring gas hob with extraction over and cupboards and drawers beneath. Full height unit incorporating double oven and grill. The kitchen also benefits from a breakfast bar.

A square archway provides access to the utility area, which has an additional sink, with a cupboard below, and space and plumbing for washing machine together with space for a tumble dryer. There is room for a frees standing fridge freezer, with additional cupboard space. One of cupboards houses the wall mounted Worcester gas fired boiler for central heating and hot water.

Bedroom One, is a good sized double with an en-suite shower room, which has a large walk in shower, a close coupled WC, a vanity wash hand basin with drawers beneath and a wall mounted electric mirror over. Chrome ladder style towel rail.

Bedroom two, is another good sized double, with views over the front garden, and the family bathroom, has a panel bath, with a shower over and a glazed screen, a close coupled WC with co-ordinating seat, a pedestal wash hand basin, and a chrome ladder style towel rail. The bathroom would benefit from updating and re-decoration.

Gardens and Grounds:

The property is approached over a gated tarmac entrance drive, which provides access to the garage and a delightful front garden, which is laid to lawn.

The rear garden, can be accessed via the kitchen/ dining room, or a side path, and is a good sized enclosed garden, offering a good degree of privacy, with areas of lawn, patio, a shed and a green house.

The garden makes a truly delightful setting for this well presented and much loved bungalow, and offers various seating and entertaining areas.

Garage

Up and over door, with light and power.

Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,389.26 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

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: 93.1 m² ... 1003 ft² (excluding garage)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	70
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			