





PROPERTY DESCRIPTION

An appealing and well presented, detached chalet style bungalow, with attractive brick elevations under a tiled roof, benefiting from ample onsite parking, an integral garage, a ground floor bedroom with an en-suite shower room and landscaped gardens.

The spacious and flexible accommodation, briefly comprises; entrance conservatory, entrance hall, good sized through living room, conservatory, kitchen, and a ground floor principal bedroom, with an en-suite shower room, with the first floor having two further good sized double bedrooms and a family bathroom.

Outside, there is an attractive range of mature plants and trees to the front of the property, with ample onsite parking in addition to the garage, and there are lovely gardens to the rear, which offer a good degree of privacy and provides a delightful setting for outside entertaining or al fresco dining.

This property comes to the market with no onward chain, and has been maintained in good order throughout, but would now benefit from updating and modernisation.



FEATURES

- No Onward Chain
- Detached Chalet Style Bungalow
- Three Bedrooms
- Ground Floor Principal Bedroom with En-suite
- Enclosed Rear Garden
- Living/ Dining Room
- Conservatory
- Garage
- Ample Onsite Parking
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

Entrance conservatory, which is glazed to three sides, with a part obscure front door leading into the entrance hall, with stairs to first floor, and under stairs storage area, a radiator and a door to a good sized storage cupboard/ pantry.

Door to: -

Sitting Room/ Dining Room

Sitting Room:

Sliding door providing access to the rear conservatory, radiator.

Archway through to dining area, with door providing access to the kitchen.

Conservatory

Glazed to two sides, with a radiator and sliding doors providing access to the gardens.

Kitchen

The kitchen is principally fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine, and space and plumbing for dish washer. Inset four rung Neff hob, with drawers beneath, and extraction over. Space for under counter fridge. Full height unit incorporating oven, with further storage above and beneath.

Returning to sitting door, door through to: -

Bedroom One

Sliding doors providing access to the gardens. Extensive range of built in wardrobes and cupboards. Door to: -

En-Suite Shower Room

Obscure glazed window to side. Close coupled WC with co-ordinating seat, vanity style wash hand basin with range of cupboards beneath and above. Shower cubicle, fitted with Mira Sport electric shower. Full tiling to walls. Radiator.

Returning to entrance hall, stairs to first floor.

First Floor

Landing: Radiator. Double doors to large airing cupboard.

Doors off to: -

Bedroom Two

Double sliding doors to built in wardrobe, with archway through to the good sized double bedroom. X3 Velux windows to front.

Bedroom Three

Double sliding doors to built in wardrobes. X2 Velux windows to front.

Bathroom

Velux to front. Wite suite, comprising; close coupled WC with co-ordinating seat, pedestal ash hand basin with chrome taps. Panel bath, with chrome mixer tap, shower attachment over and shower curtain.

Outside

The property is approached over a tarmac entrance drive, which provides ample onsite parking and a turning area, with access to the garage, a landscaped front garden and the entrance conservatory.



Rear Garden

The rear garden offers a good degree of privacy, and has a side courtyard style garden, with a good sized garden to the rear, with a summer house, and areas of patio and lawn, with attractive plants and a specimen tree, offering various areas for outside entertaining and al fresco dining.

Council Tax

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

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**

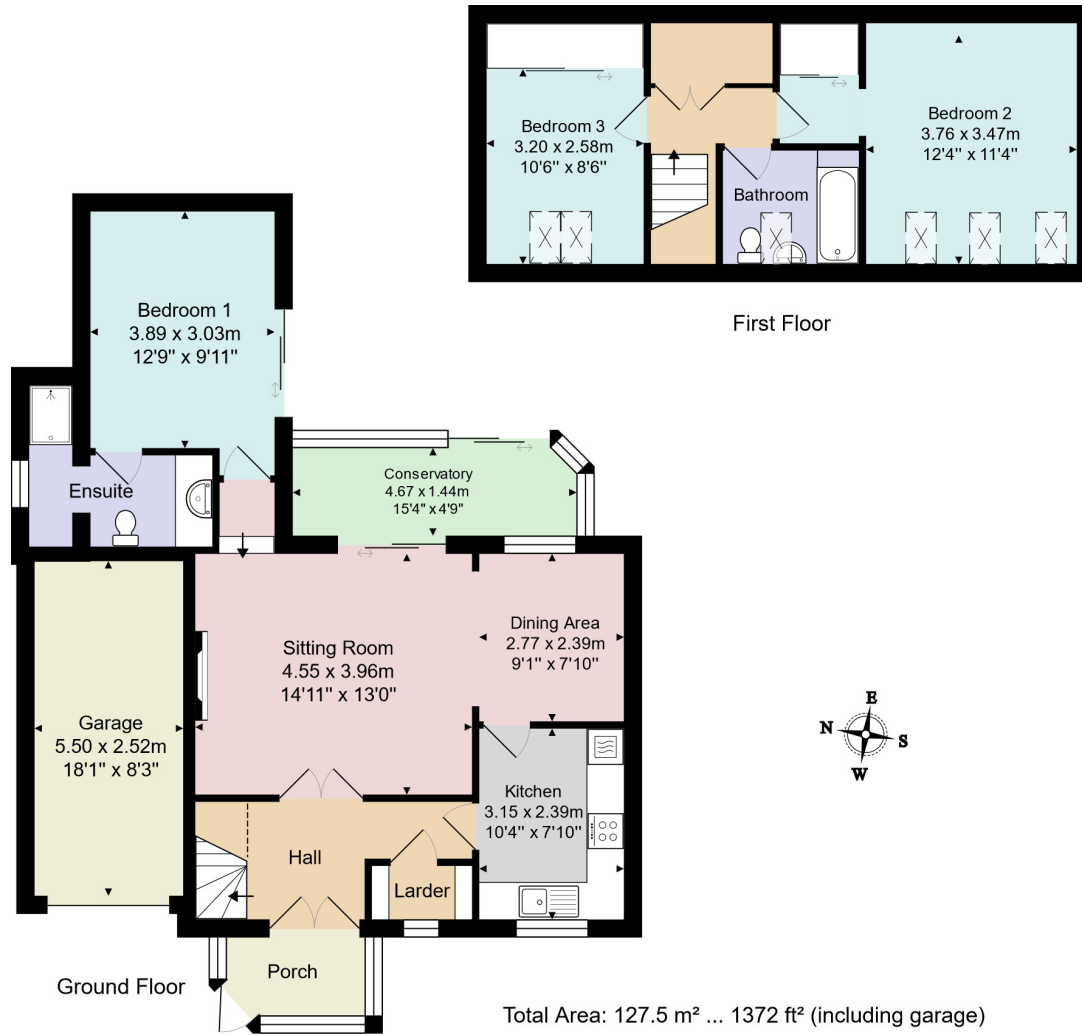
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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: 127.5 m² ... 1372 ft² (including 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		82
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			