

**John  
Wood  
& Co**



Coast &  
Country since 1977

**Swallow Court, Harbour Road, Seaton, Devon**

**£300,000 Freehold**



## PROPERTY DESCRIPTION

A well-presented and spacious four bedroomed Town House, in an excellent position, close to the Town centre, sea front, beach, shops and restaurants, with the usual attributes of double glazed windows and gas fired central heating.

The accommodation briefly comprises; on the ground floor, entrance hall, cloakroom, kitchen and a living room with doors giving access to a south facing rear courtyard style garden. The first and second floor comprise; four double bedrooms, one with an en-suite shower room and built in wardrobes and one benefiting from sea glimpses. On the second floor, there is also a separate family bathroom.

Outside, there is one allocated parking space, together with a courtyard style rear garden, which benefits from being south facing and offers a good degree of privacy.



## FEATURES

- No Onward Chain
- Four Double Bedrooms
- Town House
- Close to Beach and Sea Front
- Close To Town Centre, Shops and Restaurants
- Sea Glimpses
- Ground Floor WC
- Rear Courtyard Style Garden
- One Allocated Parking Space
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property:-

Part obscure glazed front door into:-

### Entrance Hall

Stairs to first floor. Radiator. Coved ceiling. Door to cloaks cupboard. Doors to kitchen and living room.

### Ground Floor WC

Coved ceiling. Radiator. The cloakroom is fitted with a white suite comprising; close coupled WC with co-ordinating seat and a pedestal wash hand basin with chrome taps and splashback tiling.

### Kitchen

Window to front. Coved ceiling. Radiator. 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 one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards and drawers beneath including space and plumbing for washing machine. Inset four ring gas hob with extraction over and built-in oven beneath. Built in fridge freezer. Wall mounted gas fired boiler for central heating and hot water.

### Living Room

Doors to rear providing access to the courtyard garden. Coved ceiling. Radiator. Door to under stairs storage cupboard.

### First Floor

Radiator. Door to airing cupboard housing the hot water tank. Stairs to second floor. Doors off to:-

### Bedroom One

Two windows to rear. Coved ceiling. Radiator. Two sets of double doors to built-in wardrobes. Door to:-

### En-suite Shower Room

Coved ceiling. White suite comprising; close coupled WC with Co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboard beneath. Shower cubicle with a glazed door and full tiling walls. White ladder style towel rail.

### Bedroom Two

Two windows to front. Coved ceiling. Radiator.

### Second Floor

Coved ceiling. Hatch to roof space. Radiator. Doors off to:-

### Bedroom Three

Window to rear offering sea glimpses. Coved ceiling. Radiator. Part restricted head height.

### Window Four

Window to front. Coved ceiling. Radiator. Part restricted head height.

### Bathroom

Coved ceiling. White suite comprising close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. Panel bath with handrails, chrome mixer tap, hand held shower attachment and a shower curtain.

### Outside

The property is approached from Harbour Road, via a set of stairs which lead to the front door. Tot the rear of the property, there is a car park which has one allocated (numbered) parking space, and a path which provides access to the rear of the property via a timber gate.



### Rear Courtyard Style Garden

The rear garden can be accessed from the car park, or via the doors in the living room and is paved for ease of maintenance and offers a nice setting for al fresco dining and outside entertaining.

### Council Tax

East Devon District Council; Tax Band D- Payable for the 01/04/2025 to 31/03/2026 financial year is £2,499.31.

### 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.

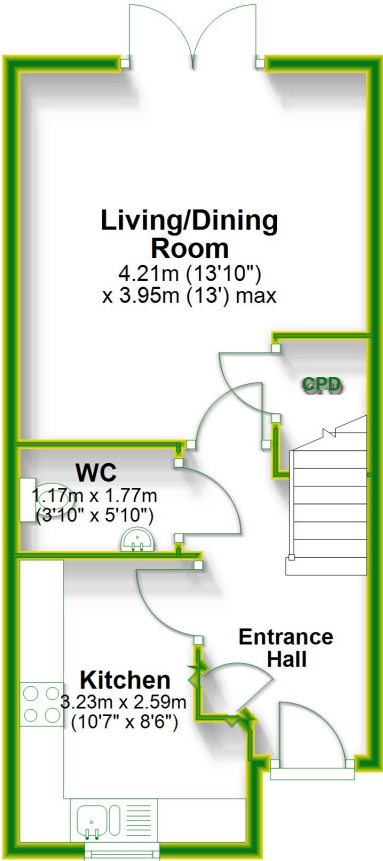
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



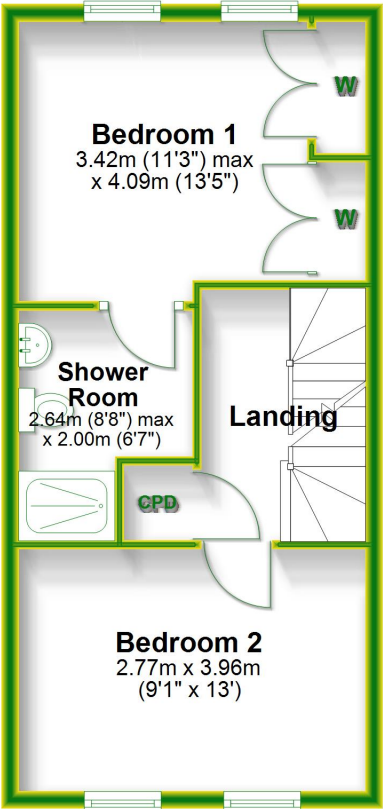
Ground Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



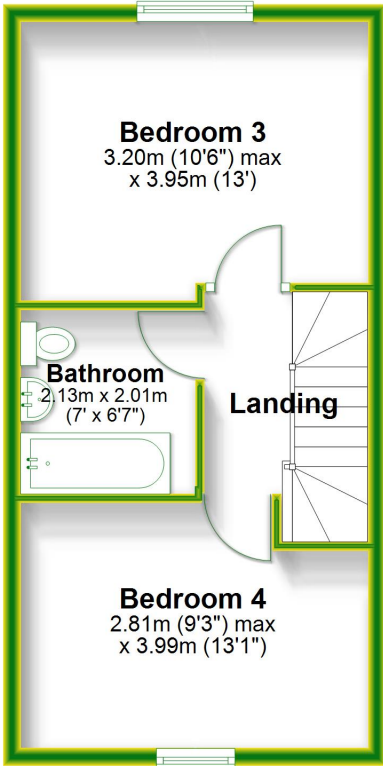
First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Total area: approx. 102.4 sq. metres (1101.8 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 epcsolutions.co.uk  
Plan produced using PlanUp.

15 Swallow Court, SEATON

