







## PROPERTY DESCRIPTION

An attractive and beautifully presented two bedroom mid-terrace house in the ever popular Boundary park area, approximately one mile from the town centre and seafront, benefiting from two allocated parking spaces, a conservatory and an enclosed garden at the rear.

The property has the usual benefits of gas fired central heating and double glazed windows and has been updated and improved by the current owner.

The accommodation briefly comprises; living room, kitchen/ breakfast room on the ground floor, with the first floor having two double bedrooms and a shower room. Outside, there is two allocated parking spaces, one to the front and one to the rear, with a beautifully landscaped garden to the rear, offering a good degree of privacy, and space for outside entertaining and al fresco dining.



## FEATURES

- Two Bedrooms
- Mid-Terraced Home
- Shower Room
- Beautifully Appointed
- Enclosed and Private Rear Garden
- Two Allocated Parking Spaces
- Kitchen / Breakfast Room
- Gas Fired Central Heating
- Double Glazed Windows
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property:

Part obscure glazed front door into: -

### Living Room

Window to front. Radiator. Stairs to first floor, with an under stairs storage cupboard.

Door to: -

### Kitchen/ Breakfast Room

The kitchen is principally fitted to three sides, with a range of matching wall and base units. U shaped rom on 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 ring gas hob, with built in oven beneath and extraction over. Wall mounted Baxi boiler for gas fired central heating and hot water. Space for free standing fridge freezer.

Sliding door to: -

### Conservatory

Glazed to three sides, with sliding doors and attractive views of the garden.

Returning to the living room, stairs to the first floor accommodation.

### First Floor

Hatch to roof space, which is insulated and partially boarded. Doors off to: -

### Bedroom One

Window to rear. Range of built in wardrobe cupboards and bedside tables. Radiator.

### Bedroom Two

Window to front. Radiator.

### Shower Room

White suite comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Shower cubicle with sliding door, fitted with a Triton electric shower. Wall mounted mirrored cupboard. Door to large cupboard above stairs. Radiator.

### Outside

The property has an open plan front garden, laid to lawn, either side of a pedestrian footpath, which leads to the front door.

The property benefits from two allocated parking spaces, one to the front and one to rear.

### Rear Garden

The rear garden is enclosed and offers a good degree of privacy, with areas of patio and lawn, attractively landscaped, with an arched trellis leading to the bottom part of the garden, where there is a shed.

The garden provides a delightful outside space for entertaining and al fresco dining.

### Council Tax

East Devon District Council; Tax Band B - Payable 2023/24: £1,858.32per 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.

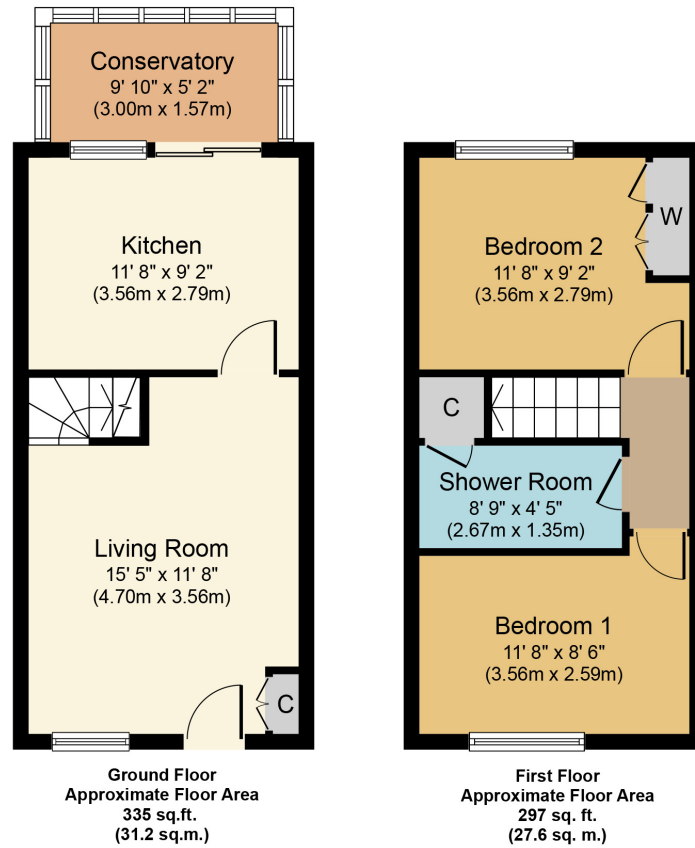
### Opening Hours

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





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>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(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			