



FORTNAM  
SMITH & BANWELL

HAVENVIEW ROAD SEATON  
£665,000

# 16 Havenview Road

Seaton Devon EX12 2PF

Impressive, restored 1930's detached house situated in an elevated and quiet location with lovely far reaching sea, coastal and countryside views. Conveniently located within a short walk of the town centre, seafront and beach.

- 1930's Beautifully Restored Detached House
- 5 Bedroom House With Attached 1 Bedroom Annexe
- Lovely Far Reaching Sea, Coastal & Country Views
- Convenient Quiet Location
- Close Walking Distance of Town & Seafront
- Landscaped Gardens & Ample Parking

£665,000

**Location:** Seaton is located between the ancient harbour of Axmouth and the white cliffs of Beer. Its mile long beach, which is part of the Jurassic Coast, opens onto the waters of Lyme Bay. The town itself has many small shops, a local hospital, doctors' surgeries, primary school, banks and building societies. Seaton is a popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls and sailing. There are good secondary schools nearby along with the renowned Colyton Grammar School, which is just 3 miles inland. The County town of Exeter, with its regional airport, is some twenty miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately seven miles distant. An attractive and popular East Devon seaside resort with a good size resident population which is increasing rapidly with many new developments planned and currently under construction. The town attracts many tourists and day visitors throughout the year. It is located on the world famous Jurassic Coast, a UNESCO World Heritage Site. A new Jurassic Coast visitor centre has opened which will further boost visitor numbers. There is the unique Electric Tram Railway which operates from its Terminus nearby traveling through the Axe valley bird sanctuary and wetlands to the historic inland town of Colyton. The famous Beer Caves and Pecorama railway and visitor centre are closeby in the fishing village of Beer.

**Directions:** From our office in Seaton, walk up Queen Street and at the corner turn left into Beer Road. Pass the Shoppers Car Park on your right and Havenview Road will be found on the right hand side. Continue straight on this road and bear left. Number 16 will be seen straight in front of you.

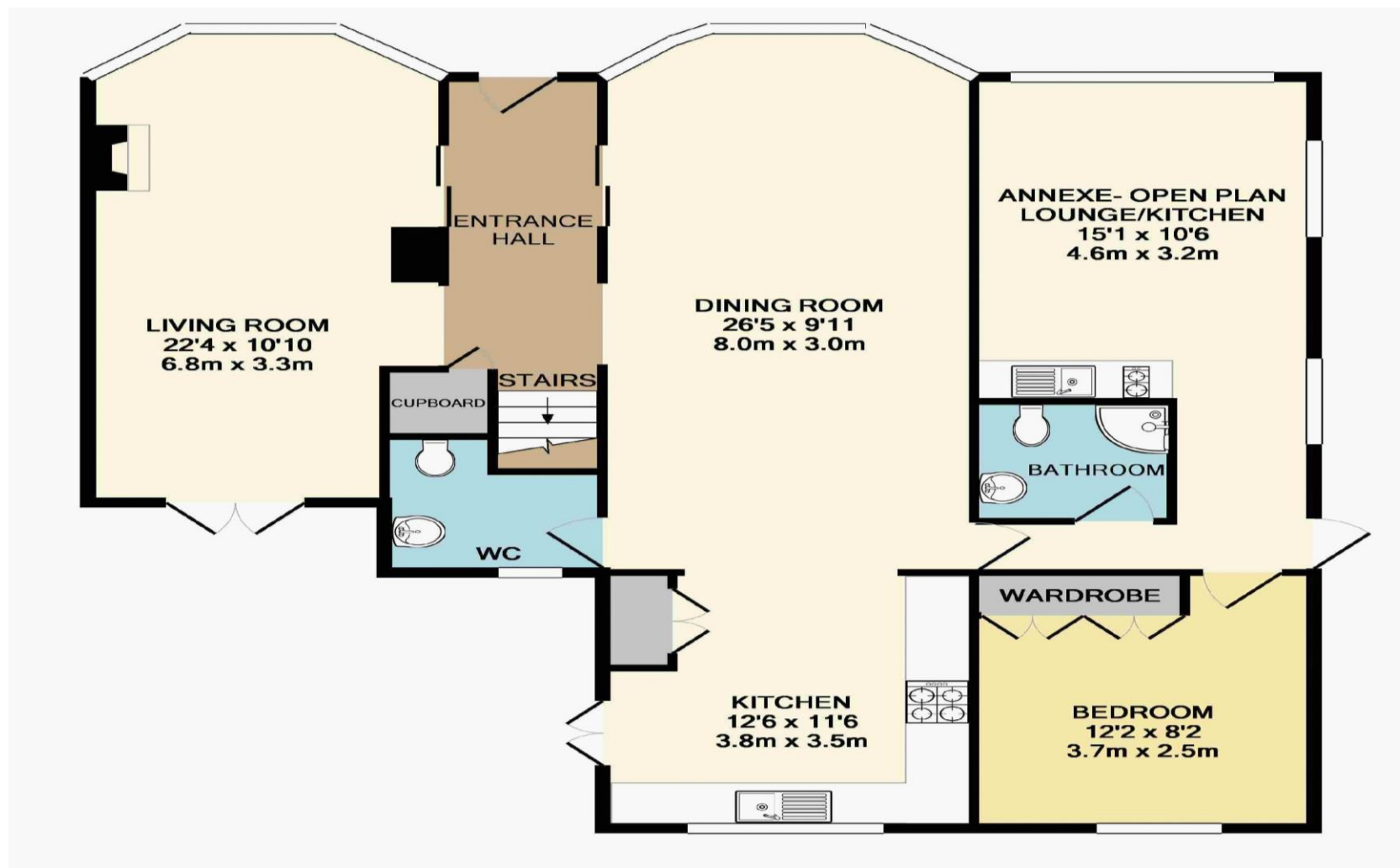
**The Property:** 16 Havenview Road was built we believe in 1936 in an architectural age of substantially sized rooms and interesting features. The current vendor purchased the property and has painstakingly restored the house to its former glory with modern twists. This impressive detached house is situated in a very convenient tucked away location within easy walking distance of the town, seafront and beach. From it's elevated position, delightful far reaching sea and country views can be enjoyed over the town from most of the rooms. The property was completely stripped back to the bare bones and has had all the electrics and plumbing renewed. This includes a new gas boiler fitted with underfloor heating to the principal ground floor rooms which have Amtico wood effect flooring. The roof has been completely overhauled and in keeping with the era, had green tiles laid. New stairs have been fitted and the kitchen and bathrooms have all been fitted to an extremely high standard. A particular feature of the property are the bespoke new double glazed Crittal style windows which have been installed. There is a well appointed 1 bedroom annexe on the ground floor which would suit a dependent relative or alternatively a small holiday let for additional income. The annexe can be locked off entirely from the main house as it has its own side access door or alternatively be used on a daily basis as there is a connecting door to the main house. The flexible accommodation is laid out over three floors. Externally the property has the benefit of a landscaped rear garden which is well screened from neighbouring properties and ample parking to the front. This property must be viewed internally to be fully appreciated.

**Outside:** The rear garden has been fully landscaped with ease of maintenance in mind. There is a large paved terrace which then leads via steps to a raised lawned garden. The whole area is well screened by hedging to the rear and fencing, which creates privacy from the surrounding neighbours. The front of the property has a lawned garden with pathway through to the front door and a large paved parking area with parking for ample vehicles. Immediately in front of the property is a small raised seating area. There is an additional circular area of land which belongs to Number 16 in front of the property which is mainly laid to lawn with mature shrubs and trees.

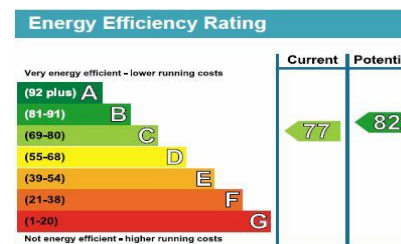
**Services:** We are advised all mains services are connected.

**Council Tax:** We are advised that the property is Council Tax Band F.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1195 SQ.FT.  
(111.0 SQ.M.)



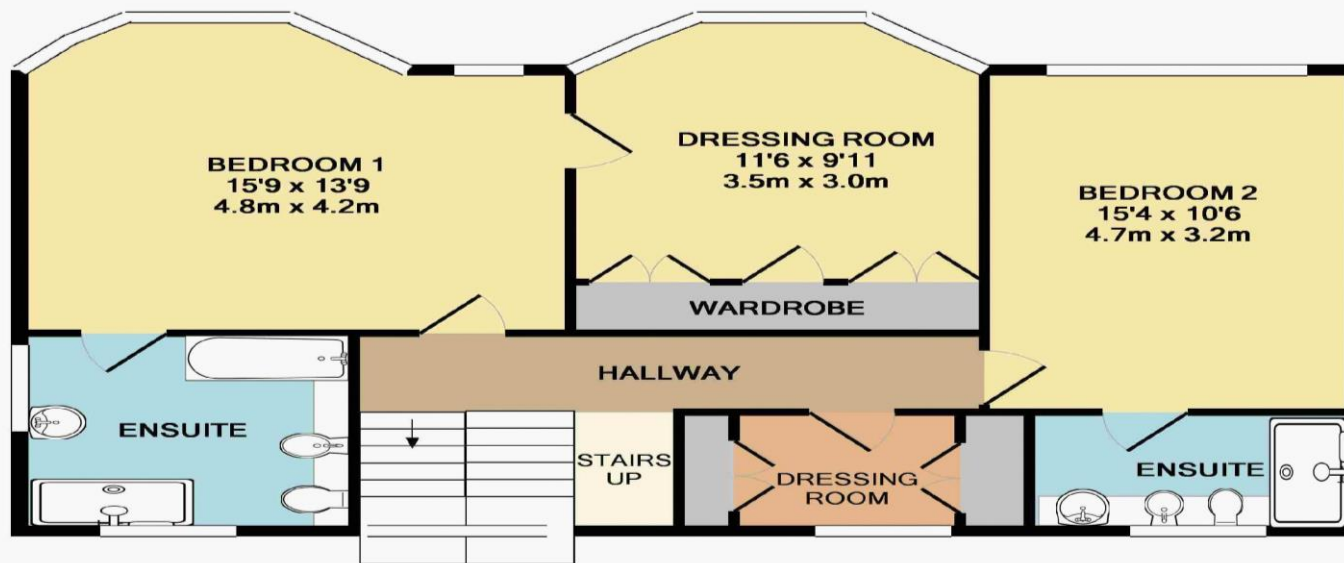
Viewings by appointment through:

**Fortnam Smith & Banwell**

1 Vintage Courtyard, Seaton EX12 2JZ

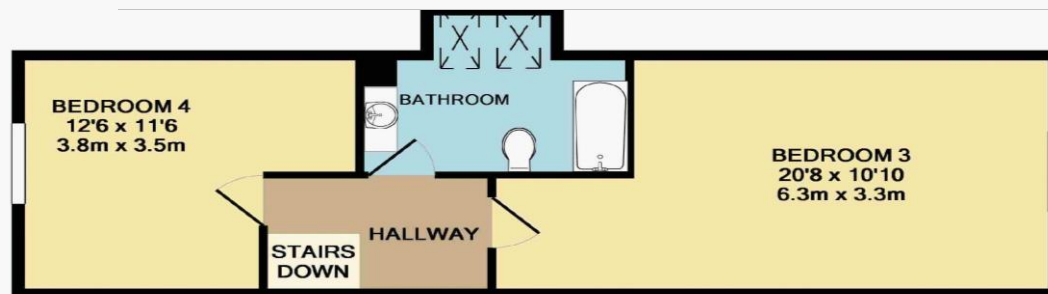
**01297 23939**

Our Ref: DSS2391



1ST FLOOR  
APPROX. FLOOR  
AREA 824 SQ.FT.  
(76.5 SQ.M.)

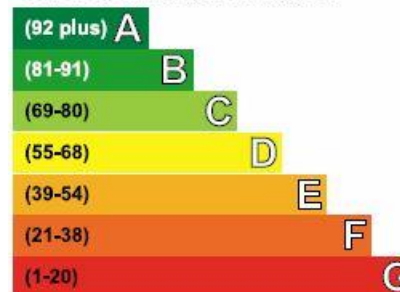
TOTAL APPROX. FLOOR AREA 2464 SQ.FT. (228.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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2ND FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.4 SQ.M.)

## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
77	82

### The Property Misdescriptions Act 1991

Whilst we as Westcountry Team estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they may be available by separate negotiation.

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1 Vintage Courtyard Seaton EX12 2JZ

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the Experts in Property  
80 agents in the South West









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