

House and Plot at 15 Townsend Road





# House and Plot at 15

Seaton, Devon, EX12 2AY

Seaton Beach 0.4 miles; Lyme Regis 8 miles; Sidmouth 9 miles

Spacious character home for renovation/replacement, with additional adjacent plot for sale

- Spacious family home
- Outline consent
- Further plots available
- Freehold
- For renovation/replacement
- Ref 22/1386/OUT (10.02.23)
- About 0.33 acres
- Council Tax Band E

Guide Price £550,000

## SITUATION

The site is in a quiet residential area close to the centre of the town with easy access to the sea front.

Located between the ancient harbour of Axmouth and the white cliffs of Beer, Seaton is part of the world-renowned Jurassic Coast, with a mile long beach, picturesque streets and a range of facilities including supermarket, Post Office, doctors surgery, restaurants, inns, independent shops and the Jurassic Coast Visitor Centre. Colyton Grammar School is located just 1 mile away. The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth, whilst the charming Dorset town of Lyme Regis, with its famous Cobb, is within easy reach.

The market towns of Honiton and Axminster have an additional range of facilities, including rail services to London Waterloo and Exeter.





## DESCRIPTION

This spacious character house occupies a wonderful elevated position with views across the roof tops towards the sea and Axe Valley.

Whilst now in need of considerable renovation the rooms have a great deal of character with light and airy proportions. There are two large reception rooms to the front with an open plan kitchen/breakfast room to the rear. Attached to the rear is store/in accessible garage.

## THE PLOTS

The Guide Price includes Plot 1 and 2 together - as outlined in the plan.

Plot One (which includes the house):

The plot is marked out on the ground with yellow posts indicating the boundary, extending to about 0.18 acres (737 m<sup>2</sup>)

Plot Two:

Is adjacent to the house and would offer additional outside space, allowing Plot 1 to benefit from a larger garden and parking area.

Plots 1 & 2 together collectively make up 0.33 acres in total.

## OUTLINE PLANNING CONSENT

Outline planning consent was granted 22/1386/OUT on the 10th February 2023 for 'Erection of 5 dwelling houses with garaging (demolition of existing dwelling house). Provision of new vehicular access (closure of existing access)'. Subject to conditions and the approval of reserved matters.

## SERVICES

Mains services are believed to be nearby in the road - purchasers are to make their own enquiries.

## DIRECTIONS

What3words location //://: heats.dates.annotated

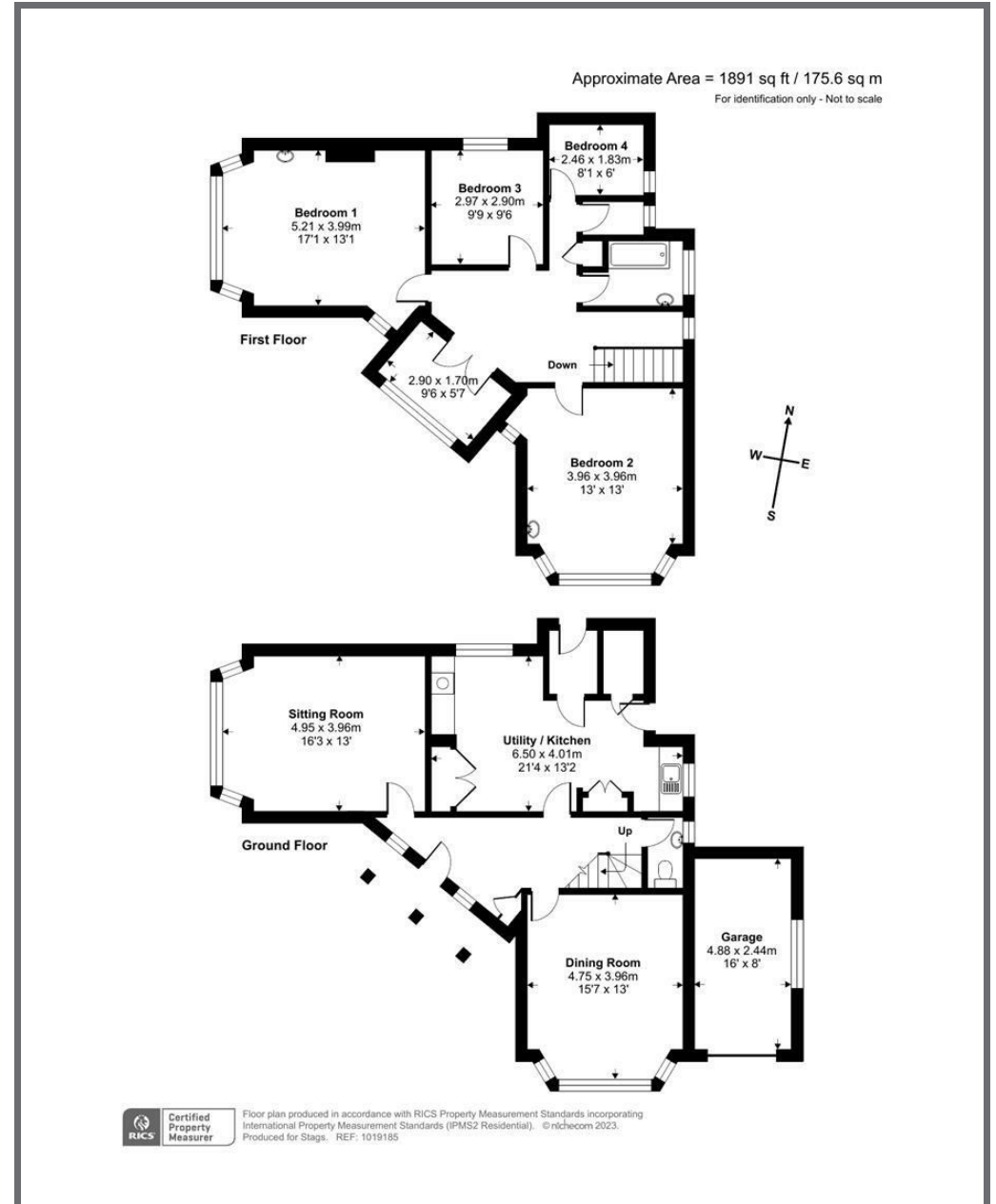
## FURTHER PLOTS AVAILABLE

Additional self build plots are available by separate negotiation.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
|   |   | 48      | 80        |

England & Wales EU Directive 2002/91/EC

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