



Honey Ditches Drive, Seaton,

A detached 4/5 bedroom bungalow located in a popular residential area in the coastal town of Seaton. The property offers a fantastic lounge and a beautiful fitted kitchen both with views towards the Sea and Estuary.

Guide Price

£650,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

10 Honey Ditches Drive, Seaton, Devon EX12 2NU

- Detached bungalow
- Four/five bedrooms
 - Kitchen/ diner
 - Sea views
- Council tax band E
- Driveway & garage

Viewing strictly by appointment through
Symonds & Sampson Axminster Sales
Office





A detached 4/5 bedroom bungalow located in a popular residential area in the coastal town of Seaton. The property offers a fantastic lounge and a beautiful fitted kitchen both with views towards the Sea and Estuary.

A truly superb, detached bungalow providing beautifully light, spacious and expansive living accommodation, together with a sunny south facing and easily managed rear garden enjoying stunning, far-reaching views towards the sea and located in a quiet and highly regarded setting.

This lovely home is situated in a pleasant and peaceful residential location, close to local amenities in the small coastal town of Seaton, as well as being the home to the delightful Seaton Wetlands nature reserve with its open spaces and educational facilities. The property has been modernised and enlarged to create a comfortable and exceptionally spacious and flexible home, with an emphasis on style and ease of maintenance.

The light and expansive kitchen/ dining room with separate

living space spreads across the side of the property, creating a real sense of contemporary living, with an extensive range of windows and bi fold doors leading out on to the raised decking taking in the fine open aspect across the surrounding area to the sea. The flexibility of the overall space is emphasised, with five bedrooms of which two, could also be used for separate reception space options if necessary.

The master bedroom has an en-suite fitted with a bath with shower over, wash hand basin, low level W/C also enjoys fabulous views across to the sea. There is a further four bedrooms, where one is being currently used as a music room and study the other as a playroom. A family bathroom and a utility room completes the accommodation.

Situation

The property is situated within a private cul de sac, a few minutes' drive from Seaton town and the nearby seafront. Seaton is a popular coastal resort on the Jurassic Coast, with its tourist tramway and mile-long pebbled beach. The town itself has many small shops, a local hospital, doctors'

surgeries, primary school, bank and building societies. 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 20 miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately 5 miles in distance.

Outside

The property is approached over a private shared driveway which provides parking for several cars and leads to the integral garage. The garden is located to three sides and is lawned to both sides with a variety of fruit trees and a small wild garden to the rear which could easily be returned to a productive vegetable garden. From the main garden area steps rise to a south facing sun terrace which provides a pleasant seating area looking toward the sea and estuary. There is also a gate, inset in the boundary wall which leads out on to Seaton Down Road.

Garage

Up and over door, pedestrian access to the property.

Services

All mains services connected.

Local Authority

East Devon District Council Blackdown House,
Border Road, Heathpark Industrial Estate,
Honiton, EX14 1EJ. Tel : 01404 515616. .
Council Tax Band E.
Directions

From Axminster take the A358 southbound towards Seaton and the coast. Pass straight through the village of Musbury, continuing towards Seaton & Axmouth. At the staggered crossroads (Boshill Cross) turn right towards Colyford A3052. Continue through the village until you reach the Tower Services petrol station then turn left. Take the first turning on the left, just past the 30-mph sign, into Honey Ditches Drive and follow the road around to the right where the property can be found.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

AC/ 12.6.23



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Honey Ditches Drive, Seaton

Approximate Area = 1620 sq ft / 150.5 sq m

Garage = 100 sq ft / 9.3 sq m

Total = 1720 sq ft / 159.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicocom 2023. Produced for Symonds & Sampson. REF: 992160



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