



Symonds
& Sampson

9 The Orchard
Seaton, Devon

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Seaton

Devon EX12 2RW

A 1920's semi-detached home which has sea views across Lyme Bay from the first floor and is conveniently situated within a short walk of the beach and town centre.



- Semi detached house
- Enclosed rear garden
 - Off road parking
 - No onward chain

Guide Price £299,950

Freehold

Axminster Sales
01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

Built in the 1920's is this attractive and impressive semi-detached house located on a no through road a 'few minutes' walk from Seaton town and the nearby seafront.

ACCOMODATION

On the ground floor, the accommodation comprises an entrance hall, sitting room, dining room, a modern cream kitchen which has been fitted with base and eye level units, built in oven and hob with an extractor over. There is also a room which could be used as a utility room. The first floor has a light and sizeable landing with loft access, three bedrooms, a bathroom and separate W/C .

OUTSIDE

Immediately to the front of the property is off road parking with access through a gate into the rear garden. To the rear lays a lawned garden, enclosed with timber fencing.

SERVICES

All mains services connected.

Local Authority: East Devon District Council, Honiton, Devon. Council Tax Band C

Broadband: Ultrafast available

Mobile coverage: Limited indoors, likely outdoors.

SITUATION

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, banks 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. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter.

MATERIAL INFORMATION

Viewings are strictly by appointment.

DIRECTIONS

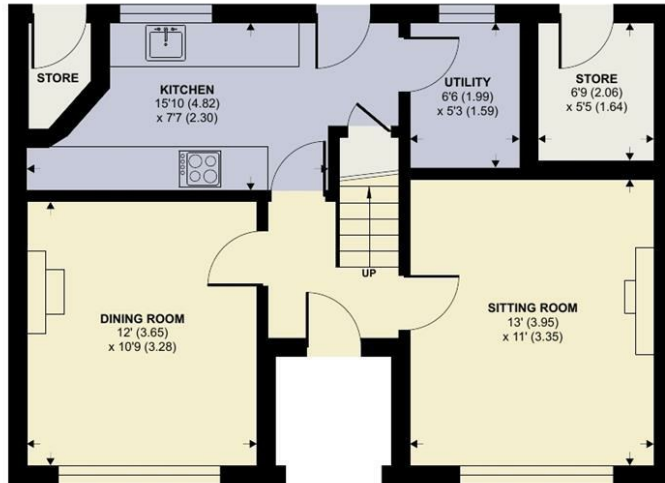
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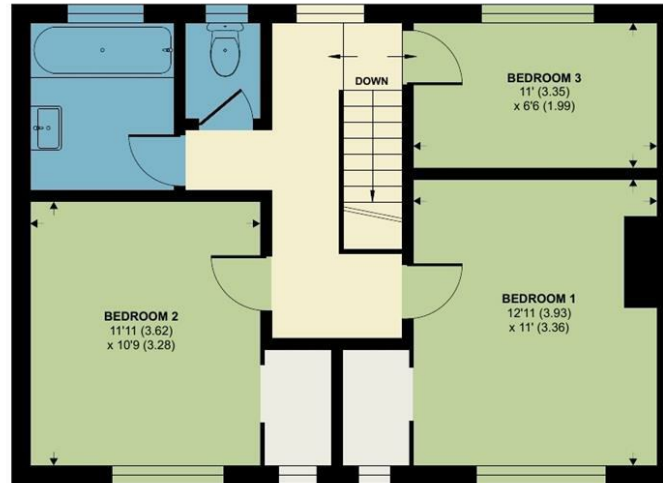
Energy Efficiency Rating	
Energy Efficiency Class	Current
Very energy efficient (green rating code)	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient (red rating code)	
<small>For more information on energy ratings visit www.gov.uk/guidance/energy-ratings</small>	
<small>England & Wales EPC Directive 2002/91/EC</small>	

The Orchard, Seaton

Approximate Area = 1034 sq ft / 96 sq m
 Stores = 43 sq ft / 3.9 sq m
 Total = 1077 sq ft / 99.9 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1189686



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01297 33122

axminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 Symonds & Sampson, Trinity Square,
 Axminster, Devon EX13 5AW



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