



FORTNAM
SMITH & BANWELL

HARBOUR ROAD SEATON
£330,000



Blue Waters

52-54 Harbour Road Seaton

Devon EX12 2NA

Substantial 6 bedroom house situated close to the seafront and town centre. Currently run as a Bed & Breakfast but would equally suit a large family home.

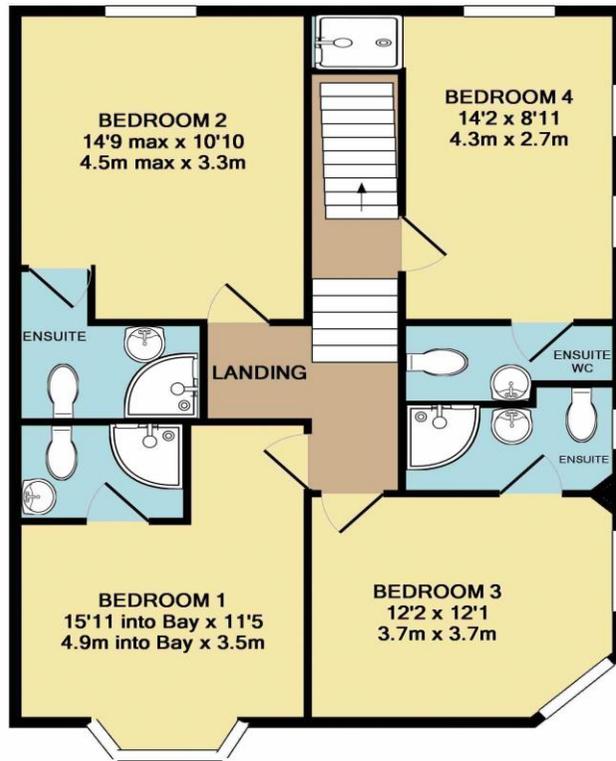
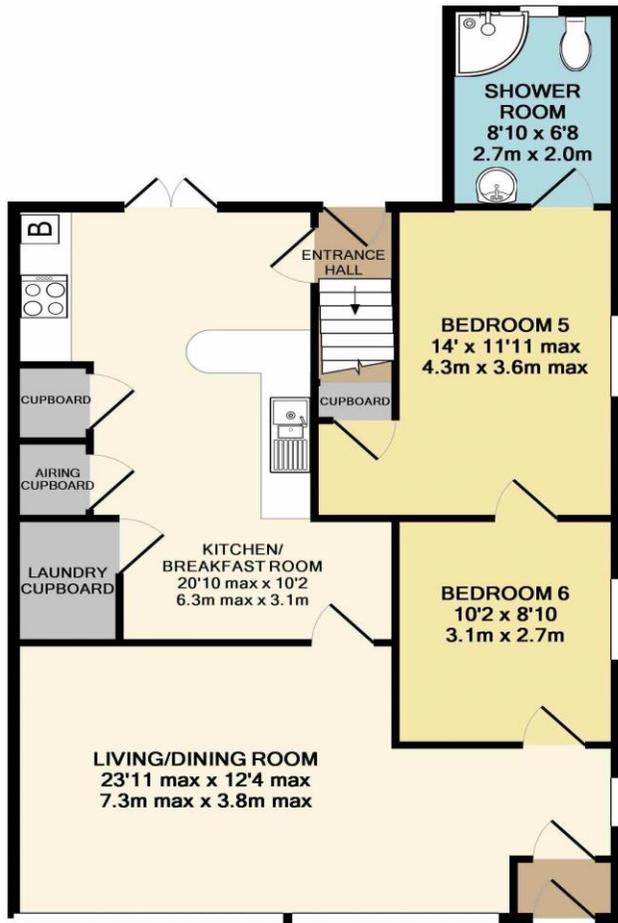
- Substantial Victorian End-Of-Terrace House
- 6 Bedrooms (5 En-Suite)
- Currently Being Run as a Bed & Breakfast
- Flexible Accommodation
- Enclosed Courtyard to Rear & Front Terrace
- Parking For Two Vehicles

£330,000

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, turn into Harbour Road and at the roundabout continue straight across. Follow the road along and Blue Waters will be found on your right hand side on the corner of Burrow Road.

The Property: Blue Waters was built in the Victorian era, dating back we understand to the early 1900's. The property is located on the corner of Burrow Road and Harbour Road which is just a stone's throw from the seafront and beach. It is also within a very short level walk to the town centre and amenities. This end-of-terrace house is a substantial property with 6 bedrooms and is currently being run as a successful bed and breakfast business with a good return trade. However, it would equally suit a family home. The property has very flexible accommodation and is currently laid out with access from the rear to an entrance hall with stairs rising to the first floor. There is a sizeable fully fitted kitchen/breakfast room with storage cupboards and a large laundry cupboard. The wall mounted Worcester Boiler for the gas central heating was replaced 3 years ago. From the kitchen, a door leads to a large living and dining room which has a small entrance lobby with an external door to the front. A door leads from the living room to Bedroom 6 which has a through door to Bedroom 5 which in turn opens to a shower room/WC. On the first floor there is a good sized landing and there are 4 further bedrooms which all have en-suite facilities. Externally there is a fully enclosed courtyard garden, front terrace and parking for two vehicles. The property must be viewed internally to fully appreciate the size of the accommodation within.



TOTAL APPROX. FLOOR AREA 1590 SQ.FT. (147.7 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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Floorplan not to scale. All measurements approximate.

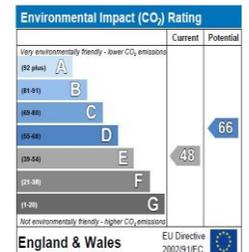
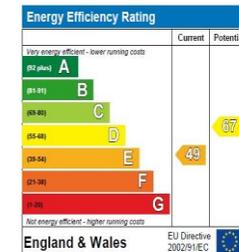
The Property Misdescriptions Act 1991

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Outside: Fully enclosed courtyard garden with walling on all sides providing a good deal of privacy. To the front there is also a small patio area which is well screened from the road. Parking for one vehicle in Burrow Road.

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

Council Tax: We are advised that this property is in Council Tax Band C. East Devon District Council. Tel: 01395 516551



Viewings by appointment through:

Fortnam Smith & Banwell
1 Vintage Courtyard, Seaton EX12 2JZ
01297 23939

Our Ref: DSS2381

01297 23939

fsbseaton@btconnect.com

1 Vintage Courtyard Seaton EX12 2JZ



80 agents in the South West



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