ChampionHolmes

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, Seaton, EX12 2FA

Asking Price Of £340,000

A modern, end of terrace, three storey town house occupying a highly convenient location within easy walking distance of the town centre amenities and sea front. The accommodation briefly comprises on the ground floor an entrance hall, living room, kitchen/dining room with integrated, Neff eye level oven/5 burner hob & cloakroom. On the first floor are two double bedrooms and a family bathroom whilst on the second floor is a master bedroom with an en-suite shower room, walk in wardrobe and additional eaves storage. The property benefits from sealed unit double glazing and a gas central heating system. Outside to the rear of the property is an allocated parking space and a carport with power and light. There is a delightful, landscaped, enclosed garden with natural stone paved patio, neatly presented terraced borders all accessed directly

- Modern Town House
- 3 Double Bedrooms
- Lounge/Diner
- Fitted kitchen
- Garden & Car Port





Property Description

LIVING ROOM
LIVING ROOM 16' x 11' 4" (4.88m x 3.45m)

Aspect over the rear of the property, sealed unit double glazing, sealed unit double glazed doors to rear garden. Radiator, TV point, telephone point. Attractive karndean flooring.

KITCHEN/DINER
KITCHEN/DINING ROOM 17' 6" x 9' 2" (5.33m x 2.79m)

A bright dual aspect room comprehensively fitted with a wide range of contemporary units comprising work surfaces, drawer units, cupbo ard units, eye -level wall units. Integrated Neff five burner gas hob. Integrated Neff oven. One and a half bowl single drainer sink unit. Space for 'American' style fridge/freezer. Further double fronted, useful shelved cupboard also housing wall mounted gas boiler. Inset spot lighting. Concealed unit lighting, radiator, karndean flooring.

CLOAKROOM
CLOAKROOM

Fitted with white suite comprising pedestal wash hand basin, low level WC, radiator, extractor unit, karndean flooring and attractive tiled splash backs.

LANDING
FIRST FLOOR LANDING

Sealed unit double glazed window, radiator, thermostat, doors leading to:

BEDROOM 3
BEDROOM THREE 11' 6" x 8' 10" (3.51m x 2.69m)

Aspect over the rear of the property, sealed unit double glazing, radiator.

BEDROOM 2
BEDROOM TWO 17' 3" x 8' 10" (5.26m x 2.69m)

A dual aspect room with open outlook over the front of the property, radiator, sealed unit double glazing.

FAMILY BATHROOM

FAMILY BATHROOM 10' 2" x (MAX) (Into recess) 6' 8" (3.1m x 2.03m)

Fitted with white suite comprising shaped bath with side panel, shower unit, pedestal wash hand basin, low level WC, inset spotlighting, shaver point, ladder style chrome heated towel rail, Upvc double glazing, extractor unit, attractive tiled surrounds. Karndean flooring.

MASTER BEDROOM
BEDROOM ONE 17' 3" x 12' 5" MAX (5.26m x 3.78m)

(Part sloping ceiling). Open outlook over the front of the property with views towards the Axe Cliff and sea beyond. Upvc double glazing, radiator, hatch to loft space, inset ceiling lighting, door leading to:

WALK IN CUPBOARD
WALK-IN CUPBOARD Useful, walk -in storage cupboard with lighting, carpeting and further door to boarded and carpeted eaves storage area, also with lighting.

ENSUITE SHOWER ROOM
ENSUITE SHOWER ROOM 11' 11" x 5' 6" MAX (3.63m x 1.68m) Fitted with a good sized shower cubical with glazed screen, pedestal wash hand basin, low level WC, sealed unit double glazed Velux window, chrome heated ladder style towel rail, karndean flooring, tiled surrounds, shaver point and extractor fan.

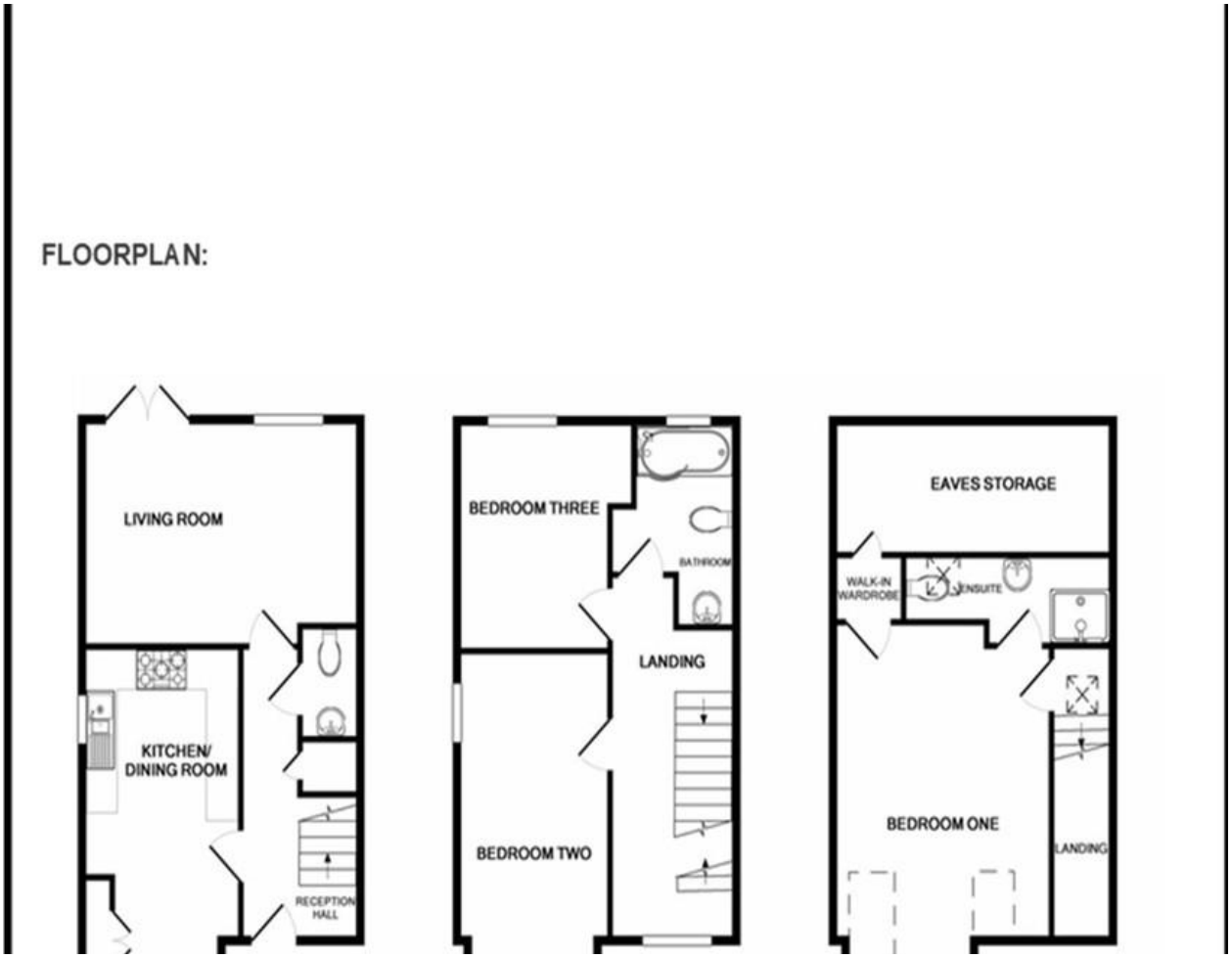
OUTSIDE
OUTSIDE To the front of the property is an easy to maintain, level garden which is bordered by natural stone walling. The rear garden (measuring approx 23' x 20' excluding side area) is attractively landscaped including level, natural stone patio areas together with raised shrubs boarders all neatly enclosed with fencing and rendered/red

brick walling. A pedestrian gateway give access to a parking space for one vehicle and directly opp osite is a car port (19' 10" x 9' 10") with power and lighting connected. To a side of the property is an outside water tap and paved storage area. Outside lighting.





FLOORPLAN:



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements