



£680,000  
12 Seafield Avenue, Exmouth, Devon, EX8 3NJ



**Detached chalet bungalow occupying a generous plot on this sought-after avenue with views over the national trust land.**

- Sitting room
- Dining room
- Sun room
- Kitchen/Breakfast room with views out towards the fields
- 5 bedrooms 3 on the ground floor, 2 on the first floor
- Large ground floor bathroom
- First floor shower room.
- Double glazing and central heating
- Large front garden and a 100ft rear garden
- Private driveway
- Garage

**LOCATION:** Situated within a highly favoured cul-de-sac, Seafield Avenue is a particularly desirable residential location, noted for its predominantly detached family homes and a peaceful, established setting. The property backs directly onto National Trust land, enjoying attractive open views towards the Exe Estuary and the Haldon Hills, providing a wonderful sense of space and privacy. The location offers easy access to the Exe Estuary cycle path, with its renowned coastal and riverside walks, cycling routes and recreational opportunities. A Co-op convenience store is within comfortable walking distance for day-to-day needs, while the property

also benefits from being on a regular bus route, offering convenient links to Exmouth and Exeter.

**The accommodation comprises (all measurements are approximate) :-**

**ENTRANCE** A pair of double glazed doors lead to the..

**ENTRANCE LOBBY** Original entrance door with stained and leaded glass side panels leading through to the..

**HALLWAY** Radiator. Stairs leading up to the first floor. Built-in storage, one housing the hot water cylinder. Shelving. Doors leading off to..

**SITTING ROOM** 16' 1" (4.90m) x 12' 11" (3.94m):

Side window looking into the sunroom. Radiator. Feature fireplace. Archway leads through to..

**DINING ROOM** 12' 11" (3.94m) x 9' 9" (2.97m):

Double glazed windows to the rear overlooking the garden and fields beyond. Radiator. Part glazed door leading through to the kitchen also a part glazed door leading through to the sunroom. Double glazed window to the side and to the rear. Two double glazed Velux windows. Radiator.

**KITCHEN/BREAKFAST ROOM** 12' 9" (3.89m) x 11' 2" (3.40m):

Double glazed window to the rear overlooking the fields. Double glazed opaque door to the side. The kitchen comprises granite effect worktop surfaces in tiled splashback with inset 1½ bowl sink with drainer and mixer tap. Ceramic electric hob. Wood fronted cupboards and drawers under with space for washing machine, dishwasher and fridge. Built-in AEG double oven. Extractor fan. Matching wall mounted cupboards. Central breakfast bar. Down lighters. Radiator.

**SUN ROOM** 13' 3" (4.04m) x 11' 7" (3.53m):

Double glazed windows to the side. Radiator. Two double glazed Velux windows. Door to the rear.

**BEDROOM 1** 13' 2" (4.01m) x 10' 7" (3.23m):

Double glazed window to the front. Range of fitted wardrobes. Coved ceiling. Radiator. Door to...

**EN-SUITE** 6' 10" (2.08m) x 4' 1" (1.24m):

White suite comprising low level WC. Wash hand basin with mixer tap with cupboards under. Corner shower cubicle with electric shower. Walls in full tiled surround. White runged radiator. Coved ceiling. Extractor fan. Opaque double glazed window to the side.

**BEDROOM 2** 13' 2" (4.01m) x 10' 6" (3.20m):

Double glazed bay window to the front. Coved ceiling. Radiator.

**BEDROOM 3** 11' 7" (3.53m) x 8' 5" (2.57m):

Double glazed window to the side. Radiator.

**BATHROOM** 9' 7" (2.92m) x 9' 6" (2.90m):

A large bathroom with two opaque double glazed windows to the side. Panelled bath with mixer tap. Corner shower cubicle with built-in shower. Wash hand basin with mixer tap. Low level enclosed flush WC. Walls in full tiled surround. Tiled floor. Two White runged radiators. Extractor fan. Light with shaver point.

**FIRST FLOOR**

**LANDING** Double glazed Velux window to the side. Radiator. Doors leading off to..

**BEDROOM 4** 14' 4" (4.37m) x 12' 5" (3.78m):

Double glazed window to the rear with views over the gardens and fields beyond. Double glazed velux window to the side. Eaves storage cupboards. Downlighters. Radiator.

**BEDROOM 5** 12' 5" (3.78m) x 11' 6" (3.51m):

Double glazed window to the front with some glimpses of the sea and Estuary. Radiator. Eaves storage.



## SHOWER ROOM

6' (1.83m) x 5' 5" (1.65m):

White suite comprising corner cubicle with a built-in shower with split-fold glass door. Low level WC. Pedestal wash hand basin with mixer tap. Shaver point. Opaque double glazed Velux window to the side. Tiled floor. White runged radiator.

## OUTSIDE

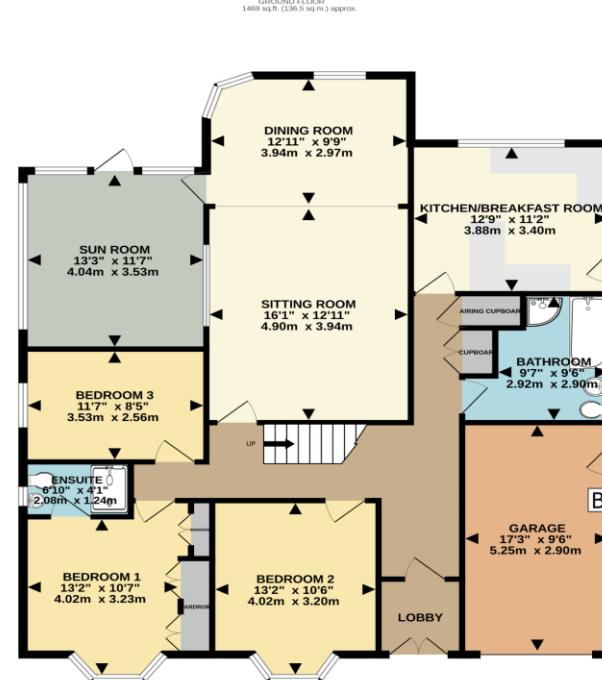
The property is approached by its own private driveway with double gates leading onto a resin driveway with parking for 3-4 cars. To the front is a level lawned garden with a mature privet hedge and fence enclosure. Access either side of the property leads to a 100ft rear garden. The garden has a large patio area which in turn leads on to lawned gardens with an ornamental pond, planted beds, timber storage shed, fruit trees and an additional potting shed.

**TENURE** Freehold

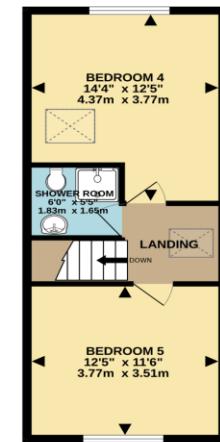
**COUNCIL TAX -Band F £3515.73**

**WHAT3WORDS** steer.radio.flight

GROUND FLOOR  
1469 sq ft (136.0 sq m) approx.



1ST FLOOR  
394 sq ft (36.6 sq m) approx.



TOTAL FLOOR AREA: 1864 sq ft (173.1 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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. No plans are for legislative purposes only and should be used as such by any prospective purchaser or service engineer and appropriate professional advice should be sought and no guarantee as to their operability or efficiency can be given.  
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**Telephone:**  
01395 265530

**Email:**  
exmouth@hallandscott.co.uk

**Website:**  
[www.hallandscott.co.uk](http://www.hallandscott.co.uk)

**Address:**  
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

## Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.