



## 17 Ash Grove, Seaton, EX12 2TT

£345,000 Freehold

- Two Bedroom Detached Bungalow
- Bathroom
- Garage and Driveway Parking
- Lounge/Diner
- Cloakroom
- No Onward Chain
- Kitchen
- Enclosed Rear Garden

# 17 Ash Grove, Seaton EX12 2TT

A two bedroom detached bungalow located on a cul-de-sac location in the seaside town of Seaton. Benefitting from a enclosed rear garden, a single garage and driveway parking. The property briefly comprise a lounge/diner, kitchen, cloakroom, two double bedrooms and a bathroom. This property comes to the market with the added benefit of no onward chain.



Council Tax Band: D



### **Entrance Hall**

Doors leading to the accommodation with a radiator and opaque window to the front aspect.

### **Cloakroom**

Fitted with a coloured suite comprising a low level hand flush w.c, and a hand wash basin. Further benefitting from a radiator and a opaque window to the side aspect.

### **Lounge/Diner**

23'1" x 16'6" (7.06 x 5.03)

A triple aspect reception room with windows to the front and both side aspects. Fitted with three radiators and featuring a effect fireplace with a hearth and surround.

### **Inner Hallway**

Doors leading to the accommodation, radiator, smoke detector and loft access overhead. Further benefitting from a storage cupboard and airing cupboard that houses the wall mounted boiler.

### **Kitchen**

10'9" x 9'8" (3.30 x 2.95)

Fitted with a range of matching wall and base units with work tops over. Comprising a stainless steel sink and drainer and a extractor hood. The kitchen benefits from space for a hob and oven and space and plumbing for a washing machine and free standing fridge freezer. Further benefitting from a radiator, a window to the side aspect and a access doors opening onto the driveway.

### **Bedroom 1**

12'11" x 10'11" (3.94 x 3.33)

A double bedroom with a radiator and fitted wardrobes. A sliding patio door leads onto the rear garden.

### **Bedroom 2**

10'11" x 9'10" (3.33 x 3.02)

A double bedroom with a window to the rear aspect, radiator and fitted wardrobe. Further benefitting from coloured hand wash basin inset over a vanity unit.

### **Bathroom**

Fitted with a coloured suite comprising a low level hand flush w.c, a pedestal hand wash basin and a panelled bath unit with a wall mounted main shower. Further benefitting from a radiator and a opaque window to the side aspect.

### **Outside**

Accessed from bedroom 1 the property benefits from a enclosed tiered garden with a paved walkway leading to the side of the property. Steps up lead to a paved seating area with further steps leading up to the second tier.

### **Garage**

18'6" x 8'2" (5.64 x 2.49)

A single garage with a front facing up and over garage door and a side access door leading to the garden.

### **Agents Notes**

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

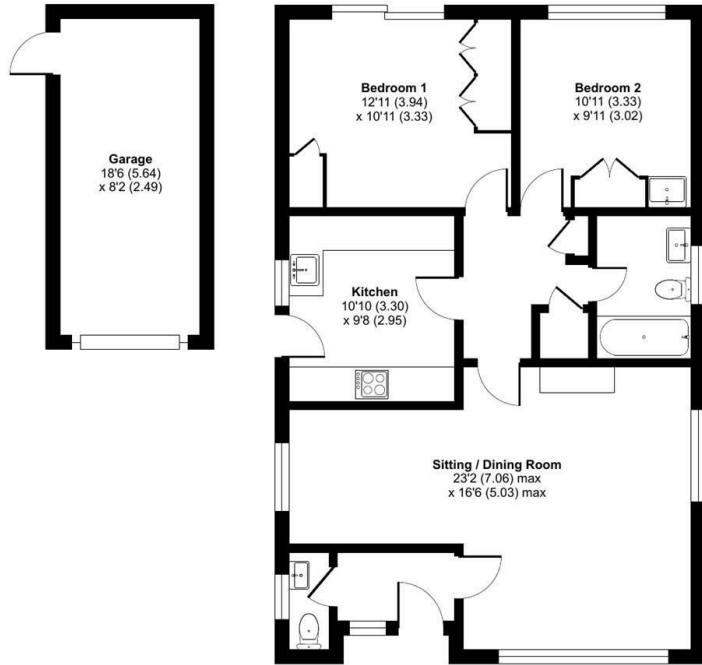
## Ash Grove, Seaton, EX12

Approximate Area = 855 sq ft / 79.4 sq m

Garage = 151 sq ft / 14 sq m

Total = 1006 sq ft / 93.4 sq m

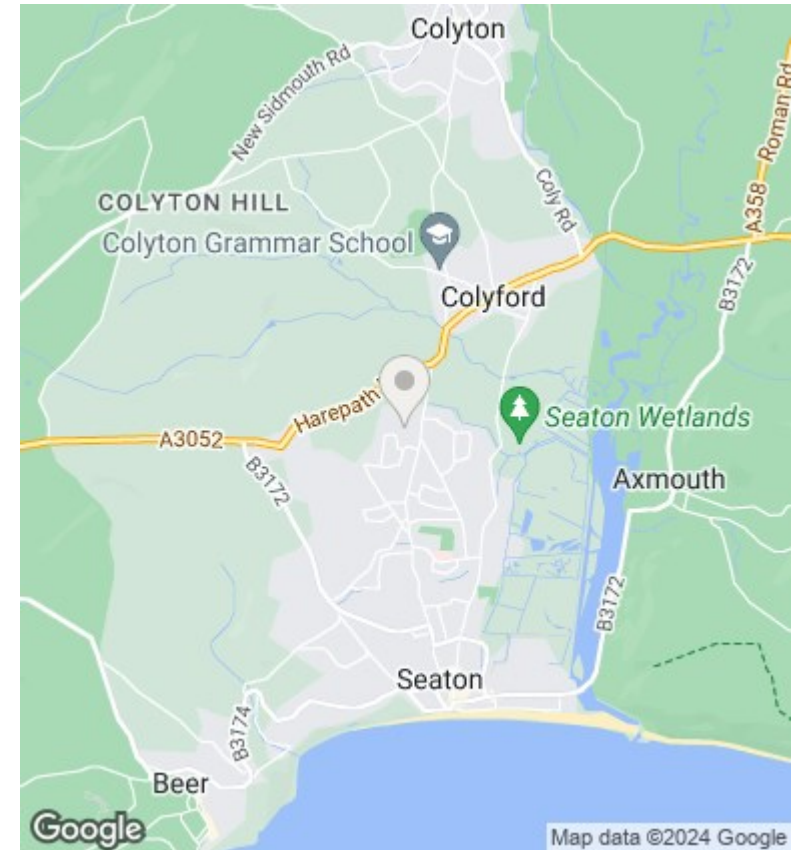
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Harris & Harris Property Services Ltd. REF: 1055082



## Directions

From our office in Queen Street, Seaton continue north up Queen Street shortly reaching a set of traffic lights. Continue straight at the traffic lights along Harepath Road until you reach Poplar tree Drive on the left hand side, turn left and then turn right onto Ash Grove where the property can be found shortly on the left hand side.

## Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	