



## 20 Kingfisher Close, Seaton, EX12 2FN

£225,000 Freehold

- Two Bedroom Detached Coach House
- Single Garage
- Lounge/Kitchen/Diner
- Allocated Parking
- Bathroom
- No Onward Chain

## 20 Kingfisher Close, Seaton EX12 2FN

A modern, well presented two bedroom detached coach house located on a modern development within walking distance of the seafront and the local shops and amenities. Finished to a modern standard the property briefly comprises a lounge/kitchen/diner, two double bedrooms and a family bathroom. The property further benefits from a single garage and one allocated car parking space.



Council Tax Band: C





### **Entrance Hall**

Stairs with a hand rail ascending to the first floor and radiator.

### **Lounge/Kitchen/Diner**

16'8" x 18'0" (5.10 x 5.50)

A open plan lounge, kitchen, diner benefitting from dual aspects with a window to the front aspect and a Velux window to the rear aspect. The lounge/diner area features a storage cupboard over the stairs, radiator, a electric effect fireplace and a smoke detector. The kitchen is fitted with a range of matching base units with work tops over. Comprising a integrated fridge freezer, sink, dishwasher, oven with a four ring electric hob and extractor hood.

### **Inner Hall**

Doors leading to the accommodation and smoke detector.

### **Bedroom 1**

13'8" x 8'0" (4.19 x 2.44)

A double bedroom with a window to the front aspect, radiator and a fitted double wardrobe.

### **Bedroom 2**

10'4" x 10'0" (3.15 x 3.05)

A double bedroom with a window to the side aspect, radiator and loft access.

### **Bathroom**

8'2" x 6'2" (2.49 x 1.90)

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and a panelled bath with a wall mounted shower over taps. Further benefitting from a heated towel rail, extractor fan and Velux window to the rear aspect.

### **Garage**

9'8" x 18'0" (2.95 x 5.50)

A single garage with a up and over garage door to the front aspect benefitting from power and lighting. A side door leads to a utility space with a wall mounted boiler

and space and plumbing for a washing machine. Further benefitting from a fuse box, smoke detector and extractor fan. The property benefits from allocated one parking space to the front of the garage.

### **Agents Notes**

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: C

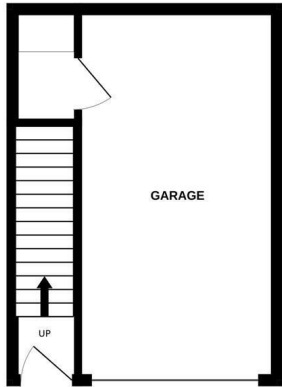
Utilities: All mains utilities

Broadband: Superfast fibre broadband with a FTTC connection is available.

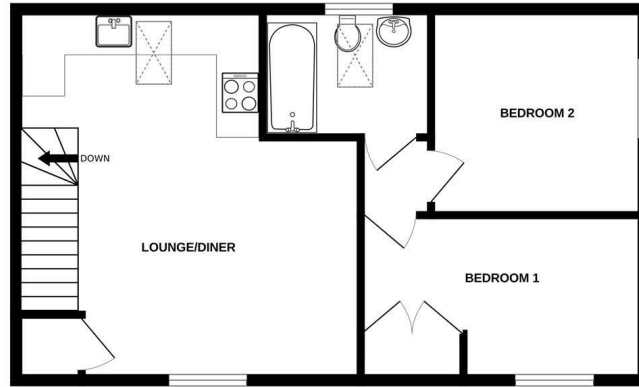
Standard broadband with a ADSL connection is available.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

GROUND FLOOR  
232 sq.ft. (21.5 sq.m.) approx.

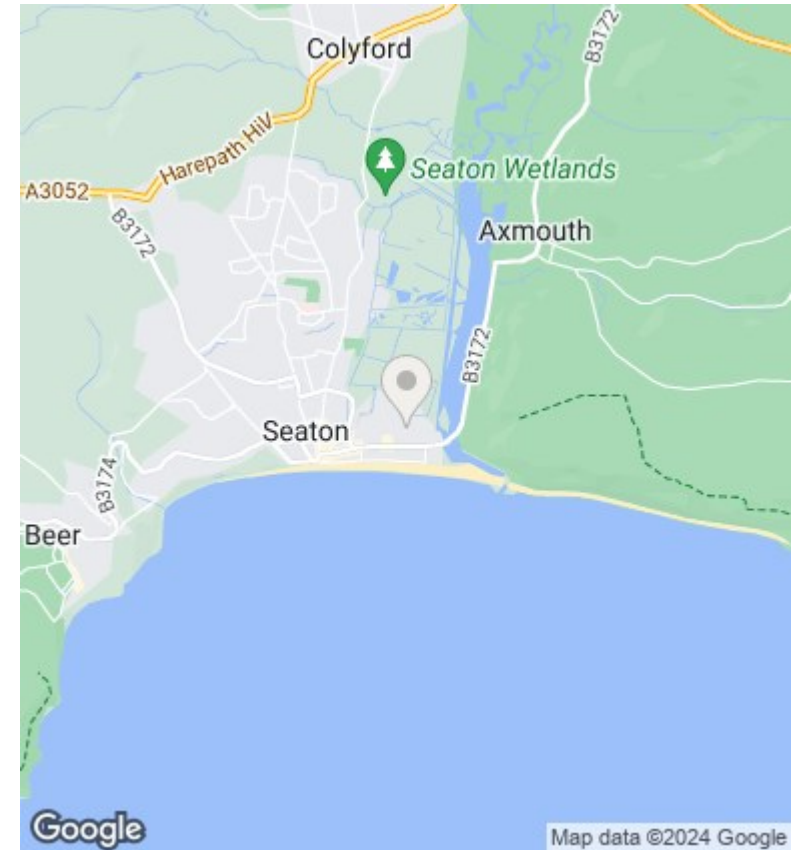


FIRST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Directions

From our office in Queen Street, Seaton proceed up Queen Street and turn right at the traffic lights. Take the second exit at the roundabout and at the next roundabout continue straight. At the next roundabout take the first exit onto Harbour Road. Proceed along Harbour Road and take the fourth left onto Royal Observer Way. At the round take the third exit and then turn right onto Kingfisher Close, take the next left and the property can shortly be found on the right hand side.

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</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	