



## Sunnydene, 37 Wessiters, Seaton, EX12 2PW

£400,000 Freehold

- Two Bedroom Detached Bungalow
- Conservatory
- Driveway Parking
- Lounge
- Bathroom
- Enclosed Garden
- Kitchen
- Single Garage with Utility Room
- Sea Views

## 37 Wessiters, Seaton EX12 2PW

A beautifully presented two bedroom detached bungalow located in the elevated position within a cul-de-sac enjoying sea views to the front aspect. The property comprises of a lounge with a feature multi fuel burning fireplace, kitchen, conservatory, two double bedrooms including one en-suite and a bathroom. The property further benefits from a enclosed garden, single garage and driveway parking.



Council Tax Band: D



### Hallway

Doors leading to the accommodation, radiator and further benefitting from two storage cupboards. Smoke detector and loft access overhead.

### Lounge

5.82 x 3.62

Featuring a multi fuel burning stove fireplace with a stone hearth and surround and a window to the front aspect enjoying sea views. Further benefitting from two radiators and a sliding patio door that leads to the conservatory.

### Kitchen

2.97 x 2.34

Fitted with a range of matching wall and base units with work tops over comprising an inset sink and drainer with a window to the rear aspect. Continuing round to a four ring induction hob with an extract hood above, an eye level microwave and double oven. There is additional space for a free standing fridge freezer. Further benefitting from a Velux window to the rear aspect.

### Conservatory

This half glazed conservatory is perfectly placed to be used as a second reception benefitting from power and lighting, a skylight and French doors opening onto the rear garden.

### Bedroom 1

3.00 x 3.86

A double bedroom with a window to the rear aspect and radiator and fitted with two separate wardrobes. Further benefitting from an ensuite area that is fitted with a white suite and comprises a low level hand flush w/c, a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower.

### Bedroom 2

2.76 x 2.71

A double bedroom with a window to the front aspect that enjoys sea views. Further benefitting from two fitted wardrobes and a radiator.

### Bathroom

Fitted with a white suite comprising a low level hand flush w/c, a pedestal hand wash basin and a bath unit with a wall mounted electric shower. Further benefitting from a radiator and two opaque windows to the front aspect.

### Outside

The property comes with an enclosed tiered rear garden with iron access gates to both sides. A paved area enjoys a built in pizza oven and BBQ station leading to paved steps lined by a lawn that leads to a tiered wooden decked seating area with a wooden shed.

### Garage

5.03 x 2.57

A single garage with wooden garage doors that open out onto the driveway parking. Comprising a fusebox, a Worcester wall mounted gas boiler and an opaque window to the side aspect. Further benefitting from power and lighting. To the rear of the garage is a separate utility space fitted with work tops with space and plumbing for a washing machine and two windows to the rear aspect and an access door leading onto the garden.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

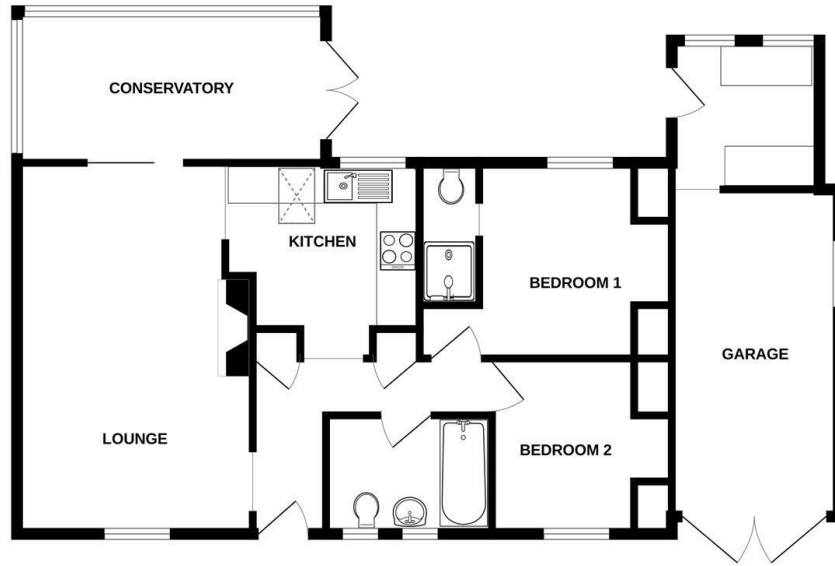
Utilities: All utilities are mains supply

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

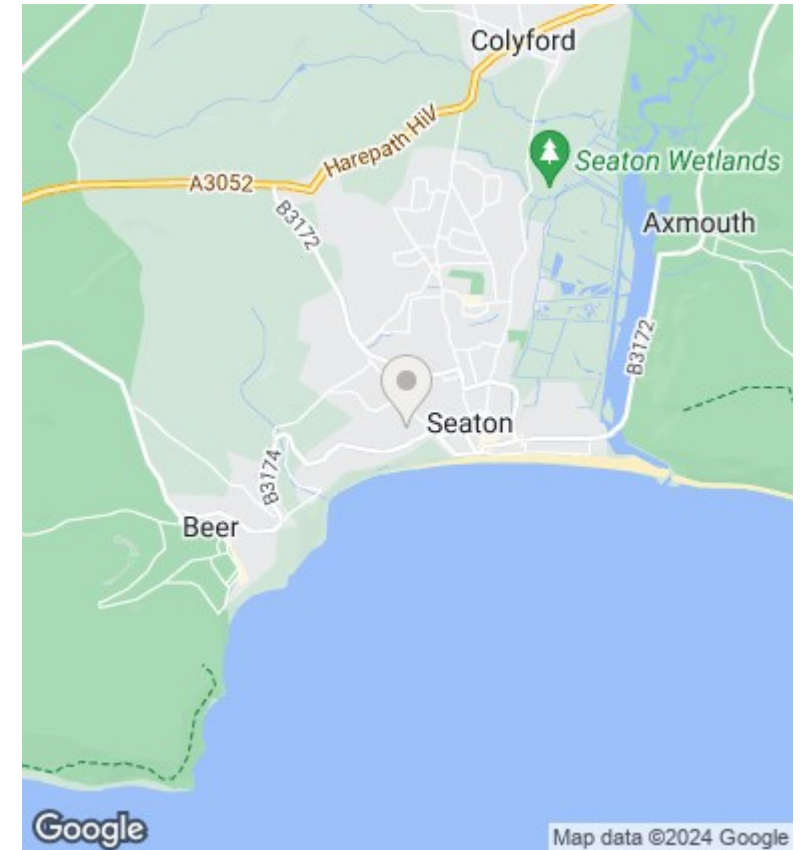
Standard broadband with an ADSL connection is available. Check [openreach.com](http://openreach.com) for more information

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

## GROUND FLOOR



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 Tanyards Court, Seaton turn left onto Beer Road and continue straight taking the fifth junction on the right hand side onto Wessiters. Take the next left turn and the property can shortly be found 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	