



## 23 Manor Court, Seaton, EX12 2UJ

£325,000

- Three Double Bedrooms
- Convenient Location
- No Onward Chain
- En-Suite To The Master Bedroom
- Garage
- End Of Terrace House
- Courtyard Garden

## 23 Manor Court, Seaton EX12 2UJ

An extremely well presented end of terrace three storey townhouse, which is in a tucked away location in the heart of the town and offers easy access to the beach and shops. Ideal as a main residence or for use as a second home, this property is available now with no onward chain.



Council Tax Band: D



### **Entrance Hall**

12'7" x 3'0"

Door to front aspect, radiator, stairs rising to first floor and two ceiling light points.

### **Cloakroom**

4'6" x 2'11"

Fitted with a matching white suite comprising of a low level wc and vanity unit with wash hand basin. Extractor fan, window to the side aspect and ceiling light point.

### **Integral Garage**

18'5" x 8'8"

Fitted with an electrically operated up and over door, light and power. Workbench space to the far end, and pedestrian door into the hallway.

### **Kitchen/Breakfast Room**

12'4" x 11'1"

A well appointed kitchen, with space for a table and chairs to one side. Fitted with a good range of matching wall and base units with worktop over incorporating a one and a half bowl sink and drainer unit. Integral double oven and grill with inset ceramic hob and extractor over. Integral washing machine, dishwasher and fridge freezer. Central heating boiler, radiator, door to garden and window to rear aspect.

### **Stairs**

From the entrance hall, stairs rising to first floor accommodation.

### **Lounge**

15'1" x 12'5"

Naturally light room with patio doors giving access to the balcony, decorative hearth and mantle, useful understairs cupboard, radiator and ceiling light point.

### **Bedroom Three**

12'5" x 9'9"

Double bedroom with window to the rear aspect, radiator and ceiling light point.

### **Stairs**

Stairs from the first floor giving access to the top floor.

### **Bedroom One**

12'6" x 8'5"

Double bedroom fitted with double built in wardrobes, window to the front aspect, radiator and ceiling light point. Door to

### **En-Suite Shower Room**

5'10" x 5'5"

Fitted with a low level wc, pedestal wash hand basin and shower cubicle. Heated towel rail, shaver point with courtesy light, extractor fan and recessed spotlights.

### **Bedroom Two**

Double bedroom with window to the rear aspect, radiator and ceiling light point.

### **Family Bathroom**

6'10" x 5'5"

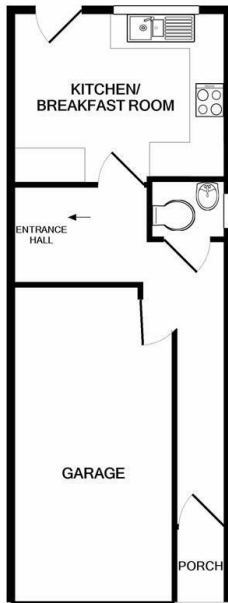
Fitted with a modern white suite comprising of a low level wc, pedestal wash hand basin and panel bath with a mixer tap and shower attachment. Heated towel rail, shaver point with courtesy light, extractor fan and recessed spotlights.

### **Outside**

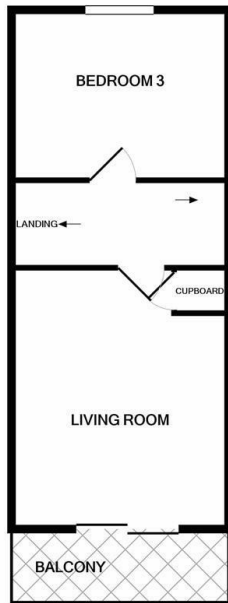
There is a delightfully sunny south facing courtyard style rear garden, an ideal space to sit out and relax with a meal and a drink. Should there be adverse weather conditions, a well appointed summerhouse, which is tucked around the side of the property, offers an alternative location. Fitted with light and power, and again, south facing. In one corner there are flowerbeds, and to the opposite corner a timber shed offers storage space. A pathway running alongside the property leads to a pedestrian gate which gives access to the front of the property.



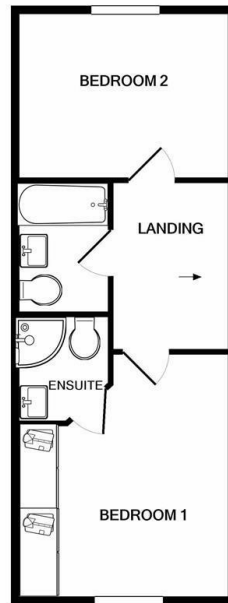




GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)



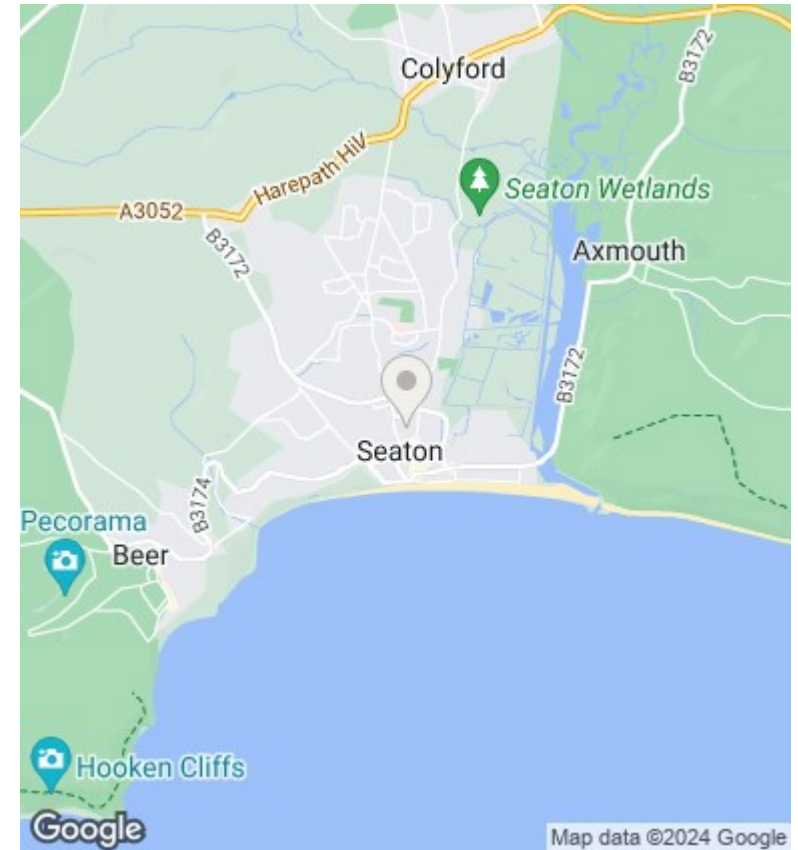
1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 head North for approximately 200 yards, and turn right into Manor Court. Follow the road around to the right, and the property is immediately in front of you, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	55	
(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	