



34 Townsend Avenue, Seaton, EX12 2BG

Asking Price £325,000 Freehold

- Spacious detached chalet style property
- Living room with multi-fuel burner
- White suite bathroom
- Secluded rear lawned garden with summer house
- Peaceful, elevated location with open views across the town to the sea
- Open plan kitchen/dining room
- Gas central heating and sealed unit double glazing
- Two double bedrooms
- Conservatory/utility room
- Driveway and single garge

34 Townsend Avenue, Seaton EX12 2BG

Situated in a peaceful, elevated location with widespread open views towards the sea and Axe Valley, this detached two bedroom chalet bungalow property is within walking distance of the beach and offers a living room with multi-fuel burner & a spacious kitchen/dining room, conservatory/utility room, enclosed private rear garden together with parking and garage.



Council Tax Band: D



ENTRANCE PORCH

11'6" x 4'7" (3.51m x 1.40m)

Sealed double glazed door, coats hanging area, door to :

ENTRANCE HALL

14'8" x 3'10" (4.47m x 1.17m)

Radiator, cupboard with shelving, alcove with shelving, stairs rising, doors leading to :

LIVING ROOM

17'5" x 11'0" (5.31m x 3.35m)

Double aspect room with open outlook to the front and side. Distant views towards the sea and Axe Valley. Multi fuel burner with slate hearth, TV point and telephone point.

KITCHEN/DINING ROOM

11'2" x 10'9" (3.40m x 3.28m)

DINING AREA 3.42M x 3.29M

Radiator, patio doors to outside, archway leads to the

KITCHEN 3.29M x 2.71M

Fitted with range of units comprising cream fronted units to three sides, laminate work surfaces, stainless steel sink and drainer with mixer tap. Wall mounted units. Integrated electric oven and hob with hood over. Wine rack. Aspect to side of property. Door leading to

CONSERVATORY/ UTILITY ROOM

8'10" x 5'8" (2.69m x 1.73m)

Triple aspect, work surface with space and plumbing under for washing machine and dishwasher. Door to outside

BATHROOM

6'7" x 5'4" (2.01m x 1.63m)

Fully tiled walls, white suite comprising panelled bath with hand rail and corner mixer tap, mains shower over. Ladder style radiator. Low level WC. Inset wash hand basin with gloss vanity unit and storage below. From the entrance hall, stairs lead upto the mezzanine landing with window to side aspect and door off to....

BEDROOM ONE

13'00" x 11'1" (3.96m x 3.38m)

A dual aspect room into the eaves, windows to side and rear, built in wardrobe with sliding door, further doors to under eaves storage.

BEDROOM TWO

13'5" x 8'5" (4.09m x 2.57m)

A dual aspect room into eaves, with windows to side and front, enjoying views across the town to the sea and Axe Cliff. Radiator, TV point, vanity unit inset wash hand basin and tiled splash back. Built in wardrobe, access to boarded eaves storage with light.

OUTSIDE

The front of the property is bordered, by a low wall with an area of mature planting with low-maintenance wood bark chippings. A driveway leads to the single garage with u and over door, pedestrian access both sides of the house to the rear garden. The secluded rear garden is fully enclosed, mainly laid to lawn with a paved seating area. Selection of mature plants and shrubs. Detached timber summer house. Garden shed.

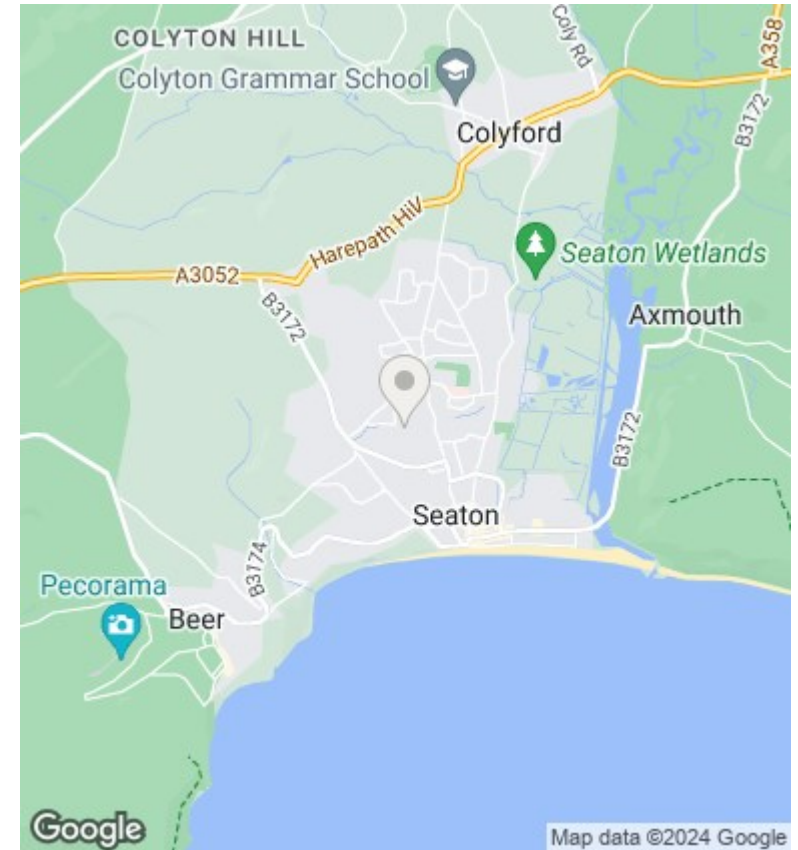
Directions

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) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	