



6 Shoreline Trevelyan Road, Seaton, EX12 2NN

Asking Price £399,950 Freehold

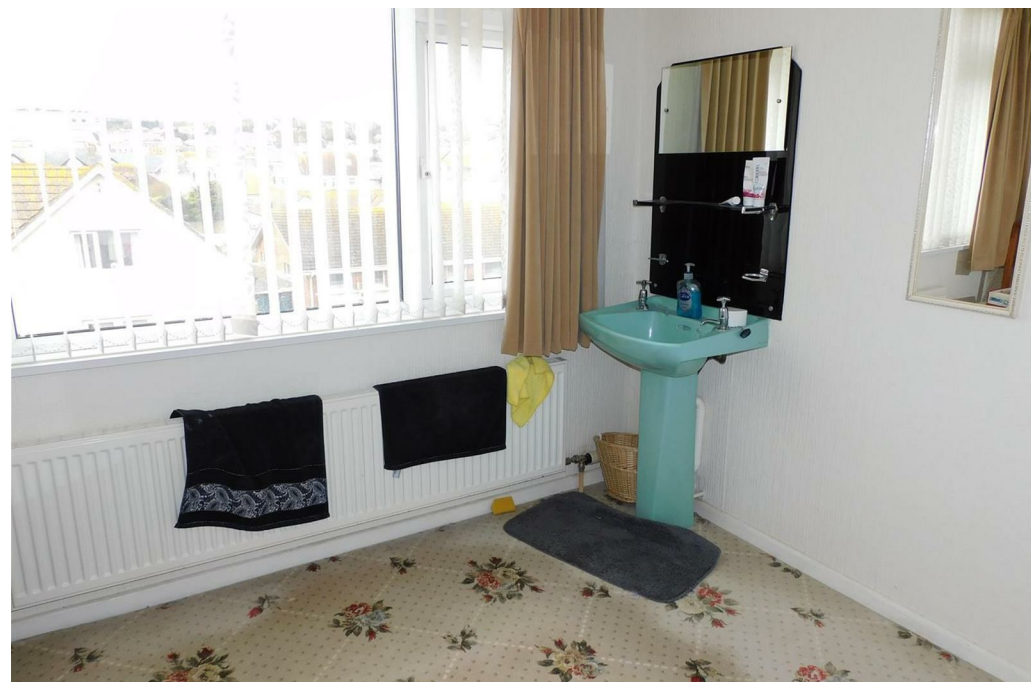
- A spacious, split level town house
- Three bedrooms
- Good scope/potential to improve further
- NO ONWARD CHAIN
- Excellent location, very close to the beach and sea front
- Living room with sea view, useful ground floor study
- Level west facing rear garden
- Sea views and full width balcony
- Kitchen and utility room
- Integral garage and parking for two vehicles

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This is a very attractive, mid terrace, three storey town house offering spacious accommodation with excellent scope to update and modernise in places if so desired. The property is ideally situated being within a stones throw of the beach and benefits from sea views from the upper floor windows. The accommodation briefly includes on the ground floor an entrance hall, study , utility room and direct access to the integral garage. On the first floor is the impressive living room with door to the full width balcony, a useful large cloakroom and a modern kitchen. On the second floor are three bedrooms (two with built in wardrobes) and the family bathroom. Outside, to the front of the house is a full width driveway providing off road parking and leading to the integral garage.



Council Tax Band:



Entrance Hall

4.57m max x 2.24m

Stairs to first floor door to

Utility Room

2.54m x 2.24m

Fitted with work surfaces, eye level wall units, cupboard units, plumbing for automatic washing machine, space for fridge, understairs cupboard, wall mounted gas boiler (recently installed)

Study

2.59m x 2.54m

Door to garage and access to rear garden

First Floor

Living Room

5.08m x 4.70m

A bright open plan room with door to the full width balcony enjoying excellent sea view, two radiators, stairs rising to second floor.

Kitchen

3.10m x 2.79m

Fitted with range of modern units comprising drawer units, cupboard units, eye level wall units, single drainer sink unit, space for cooker, built larder cupboard, aspect to the west with view across the town.

Cloakroom

1.93m x 1.88m

Fitted with white suite comprising low level WC, pedestal wash hand basin, radiator, tiled surrounds.

Second Floor

Bedroom One

4.57m x 3.05m

Aspect to the front with sea view, radiator, built in wardrobes.

Bedroom Two

2.87m x 2.79m

Aspect over the rear garden, radiator, built in wardrobes.

Bedroom Three

3.02m x 1.96m

Aspect to the front, radiator.

Bathroom

2.24m x 1.88m

Fitted with colored suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment and independent fitted shower. Radiator. Fully tiled throughout.

Outside

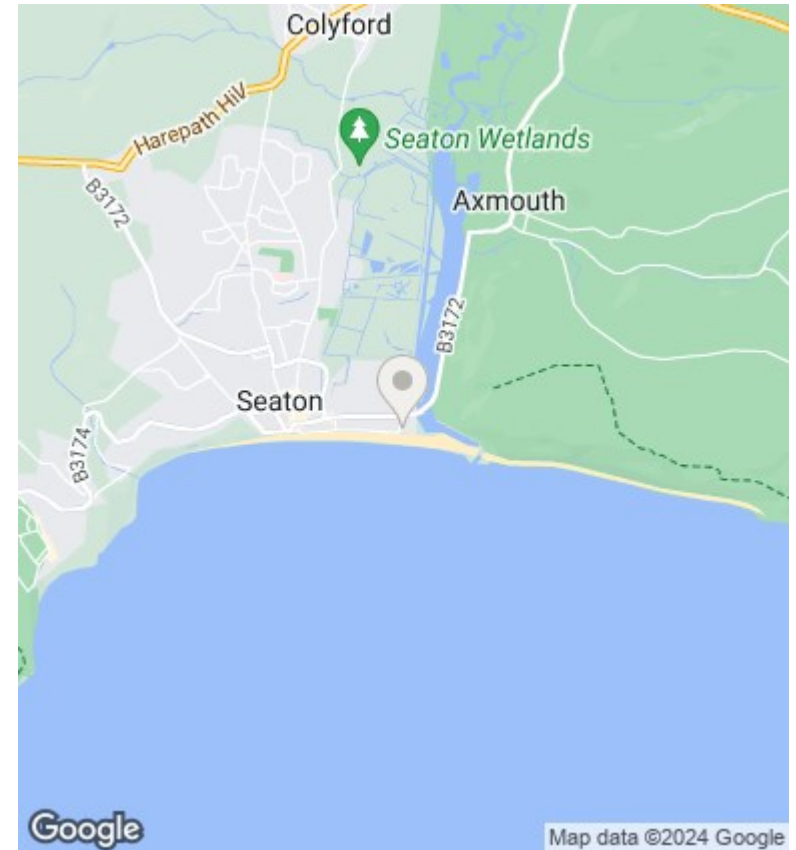
To the front a wide driveway for two vehicles leads to the integral garage (18' x 8'8" approx) with up and over door, power connected. To the rear is a level, low maintenance garden which is fully enclosed and enjoys a west facing aspect. rear pedestrian access gate. Integral garage with up and over door, power connected.

Directions

Viewings

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

Council Tax Band



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |