



9 Mead Way, Seaton, EX12 2NR

Asking Price £285,000 Freehold

- A modern mid terrace house
- Well presented throughout
- Gas central heating and sealed unit double glazing
- NO ONWARD CHAIN
- Three good sized bedrooms
- Living room and conservatory
- Well fitted white suite shower room
- Convenient location, walking distance to town
- Attractive kitchen/dining room
- Enclosed level rear garden

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This is a very attractive, mid terrace modern house which has been in the same ownership for 41 years and is coming to the market for the first time since construction. The house benefits from a peaceful, level location which is ideally situated for the local primary school and local health facilities, with the town centre amenities also being within an easy walk or the Hoppa bus.. The property would make an ideal family home with spacious accommodation including a living room, conservatory, kitchen/dining room, three bedrooms and white suite shower room. The house is well presented throughout whilst benefitting from sealed unit double glazing and gas central heating. Outside to the front is a communal off road parking whilst to the rear is a fully enclosed, low maintenance garden with good sized garden store. NO ONWARD CHAIN.



Council Tax Band: C



Hallway

Stairs rising to first floor, understairs cupboard, radiator, doors leading to

Living Room

16'07" x 9'09" (5.05m x 2.97m)

A bright spacious room with wood flooring, TV point, radiator, door leading to

Conservatory

14'05 x 7'06" (4.39m x 2.29m)

Sliding door to rear garden, sealed unit double glazing

Kitchen/Dining Room

13'04 x 10'07" (4.06m x 3.23m)

Comprehensively fitted with wide range of units including roll top work surfaces, drawer units, cupboard units, eye level wall units, one and a half bowl single drainer sink, aspect over front garden. Cooker hood over. Wood (bamboo) flooring. Spaces for appliances.

First Floor

Landing, hatch to loft space with fitted ladder. (Combi gas boiler located in loft space)

Bedroom One

10'10 x 8'03" (3.30m x 2.51m)

Aspect over the front of the property, radiator, TV point.

Bedroom Two

12'09" x 10'05" (3.89m x 3.18m)

Aspect over rear garden, radiator.

Bedroom Three

9'03" x 8'02" (2.82m x 2.49m)

Aspect rear, radiator.

Outside

Located close at hand is a communal parking area. Front garden with storage shed,

outside tap. To the rear is a fully enclosed, level garden which is laid to quality paved tiles and enjoys a good deal of privacy. There is also a useful garden store 11'01" x 7'02" with power and light connected. Outside tap and lighting. Rear pedestrian access/gate.

Agents Note

The property benefits from solar panels fitted to the roof which provide hot water for the house.

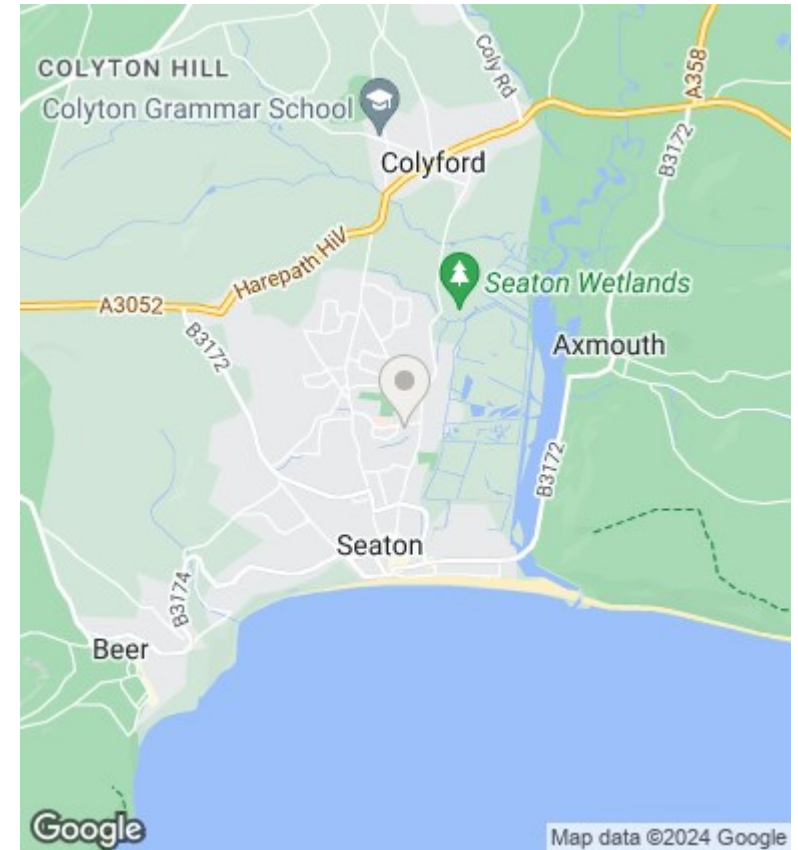
Directions

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