



## 12 Marine Place, Seaton, EX12 2QL

Asking Price £280,000 Leasehold

- Three bedroom Maisonette
- Two bathrooms
- Kitchen
- Sea views
- Separate dining room
- Town centre location

# 12 Marine Place, Seaton EX12 2QL

This is a very spacious first and second floor maisonette ideally situated in a highly convenient town centre location very close to the beach and all amenities. The property offers characterful accommodation including a good sized living room, separate dining room, modern kitchen, three bedrooms and two bathrooms. There is no outside space/garden to maintain and car parking is available within a five minute walk with an annual parking permit approx £130 for unlimited parking.



Council Tax Band: B



### **Main entrance**

Front door leading into a hallway with stairs leading up to property

### **First floor landing**

first floor landing with door into the hallway of the property with doors leading off

### **kitchen**

2.83 x 2.93

Good selection of both base and wall units. Free standing cooker. Stainless steel sink with mixer tap. Opening into a larder

### **Dining room**

4.9 x 3.2

Door from hallway leading into dining room. Double glazed bay window to the front.

### **living room**

4.9 x 3.77

Large bay window to front overlooking the street with views to the sea. radiator to side wall. tv point light pendant and wall lights. stairs leading up to the second floor

### **First floor bathroom**

2.93 x 1.9

White bathroom suite consisting of Toilet sink and corner shower  
Window looking out over the rear. Half tiled with lino flooring

### **Bedroom**

3.51 x 2.9

Double bedroom window with display sill looking over the rear  
Built in wardrobe. Radiator

### **landing**

Small landing with doors leading off to accommodation

### **Main Bedroom**

3.31 x 6.49

Double bedroom with range of built in wardrobes and storage. Aspect to the front of the property.

### **Bedroom 2**

2.3 x 3.9

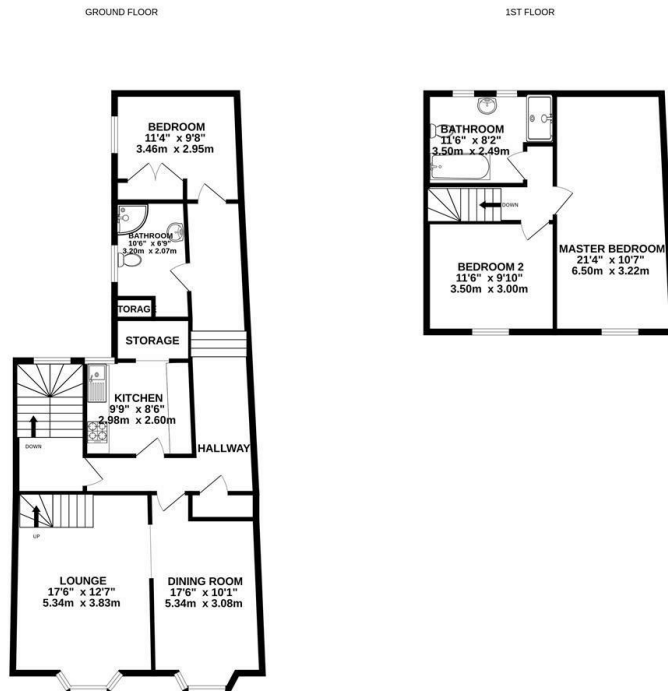
Double bedroom with window to the front. Radiator. Built in wardrobe.

### **Bathroom**

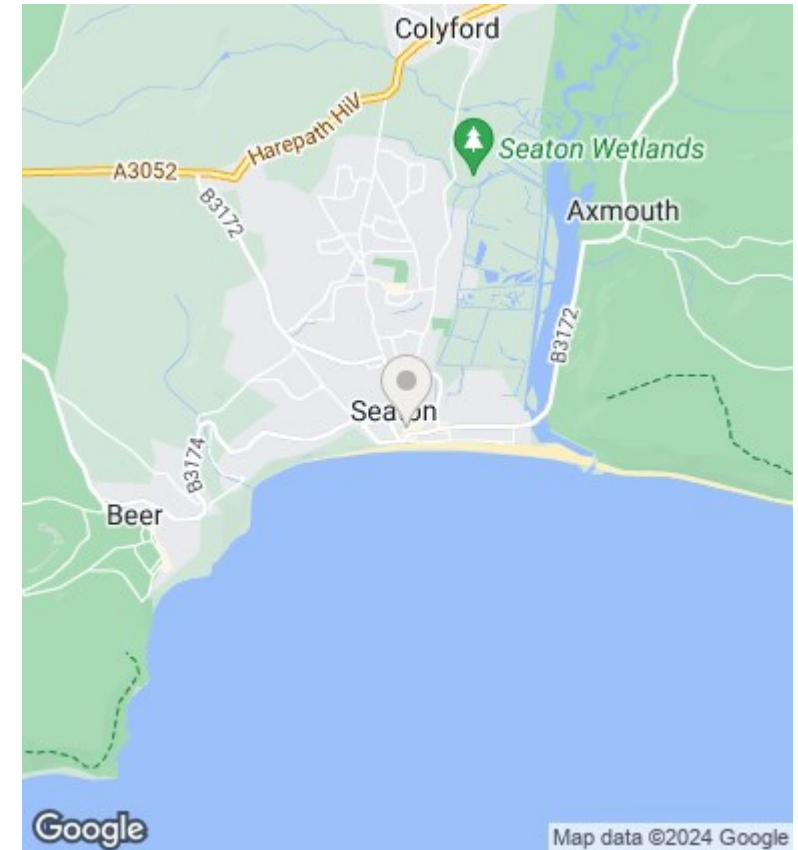
2.49 x 2.83

Two windows overlooking the rear. White suite consisting of toilet wash hand basin and stand alone bath. Built in shower. Lino flooring and half tiled on the walls





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 misstatement. This plan is for illustrative purposes only and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency on the ground.  
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## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	