



## 184 Harepath Road, Seaton, EX12 2HE

Asking Price £299,500 Freehold

- A detached bungalow
- Spacious living room
- Gas central heating and double glazing
- NO ONWARD CHAIN
- Convenient level location
- Well fitted kitchen
- Easy to maintain gardens
- Three bedrooms
- White suite bathroom
- Single attached garage

# 184 Harepath Road, Seaton EX12 2HE

This is a modern detached bungalow situated in a highly convenient location within walking distance of the sea front, beach and town centre amenities. The property offers spacious accommodation including a living room, kitchen, three bedrooms and bathroom. The property would benefit from some general modernisation in places but does offer scope to form a comfortable, well situated home. To the rear there is an outlook across the town towards the countryside surrounding Axmouth. The property also benefits from sealed unit double glazing and gas fired central heating. Outside, to the front is a lawned garden whilst to the side is a secure area leading to the garage which is located to the rear and accessed via Scalwell Park. There is also a side pathway which leads to the rear garden which is laid to grass and enclosed with fencing.



Council Tax Band: C



## Entrance Hall

## Living Room

17'00" x 11'00" (5.18m x 3.35m)

Aspect over the front of the property, fireplace with surround, hearth and mantel over. Two radiators. TV point.

## Kitchen

9'06" x 9'02" (2.90m x 2.79m)

Fitted with range of units comprising roll top work surfaces, drawer units, cupboard units, eye level wall units, corner display shelving. Wall mounted gas boiler. Single drainer sink unit. Space for fridge. Tiled surrounds. pace for cooker, hood over. Tiled surrounds.

## Bedroom One

10'10" x 10'07" (3.30m x 3.23m)

Aspect to rear, views across the town towards Axmouth. Radiator.

## Bedroom Two

10'10" x 10'7" (3.30m x 3.23m)

Aspect over the rear, radiator, views towards Axmouth

## Bedroom Three

8'06 x 7'11" (2.59m x 2.41m)

Side aspect, radiator.

## Bathroom

8'05 x 6'02" (2.57m x 1.88m)

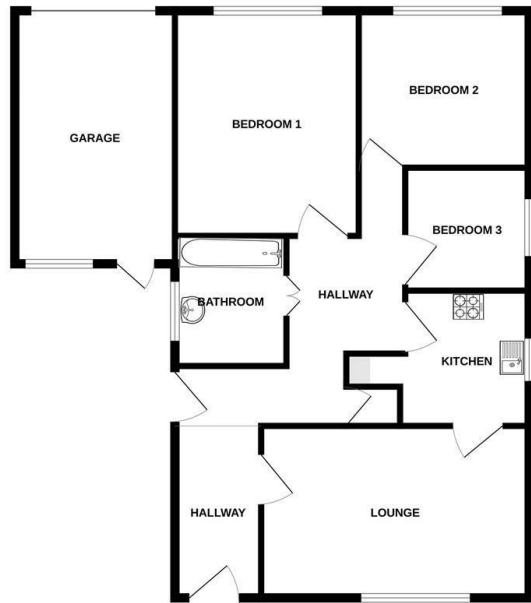
Fitted with white suite comprising panelled bath with hand rail and shower attachment. Inset wash hand basin with storage below. Chrome heated towel rail, fully tiled throughout.

## Outside

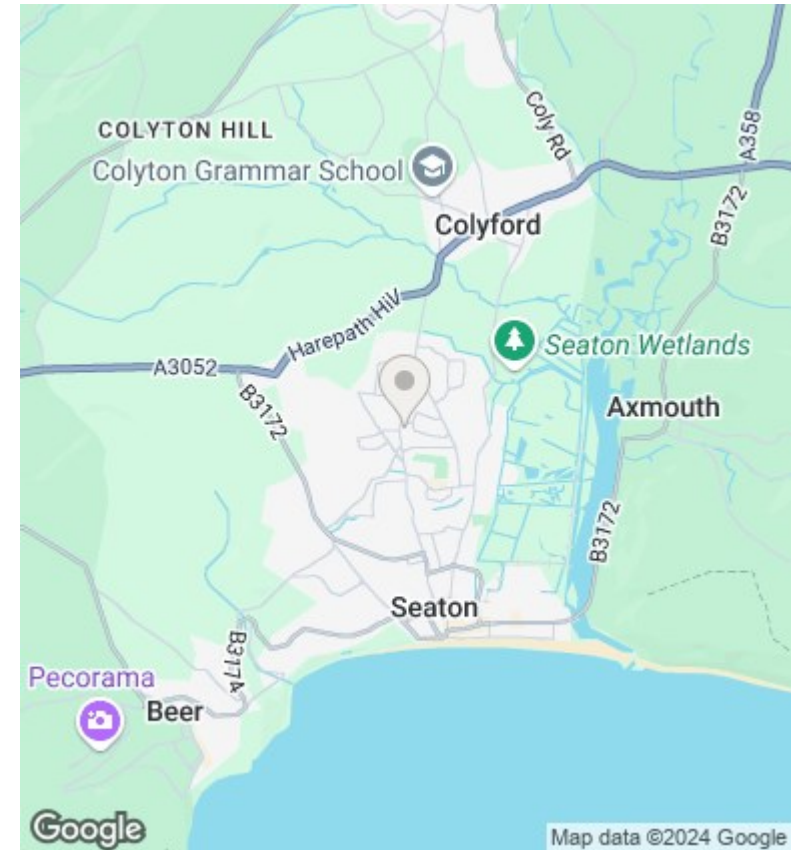
To the front of the property is a lawned garden with a pedestrian pathway leading to the rear garden which is laid to grass and enclosed by fencing. To one side of the

bungalow is a an enclosed area of garden (measuring approx 22'06 x 8'04") which has a courtesy door to the single garage 16'05" x 8'02" with up and over door, power and lighting. The garage does have a small hard standing to the front of it and is accessed via Scalwell Park

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and all other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide 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.  
Made with Floorplan 12.02.24



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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(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	