



## 20 West Acres, Seaton, EX12 2HP

£295,000 Freehold

- Detached Bungalow
- Front and Rear gardens
- Bathroom
- Two/Three bedrooms
- Lounge
- Garage and off road parking
- Kitchen

## 20 West Acres, Seaton EX12 2HP

A detached bungalow, located within a cul-de-sac, on the favoured western side of Seaton. The property would benefit from some refurbishment and updating, but offers two double bedrooms, front and rear gardens, garage and driveway parking, and comes to the market with the added benefit of no onward chain.



Council Tax Band: D



### Entrance Proch

5'6" x 2'5" (1.695 x 0.750)

Double glazed main door leading into porch with further door into the property

### Reception Room

13'11" x 8'8" (4.247 x 2.654)

Hallway with 2nd reception room. Windows to side and front aspects with display sill and radiator underneath. This room could also be used as a third bedroom

### Bedroom 1

11'8" x 10'8" (3.572 x 3.255)

Window to the front aspect with display sill and radiator beneath. Further benefitting from fitted wardrobes

### Bedroom 2

10'1" x 10'5" (3.097 x 3.200)

Window to the side aspect with display sill and radiator beneath.

### Bathroom

6'5" x 5'9" (1.98 x 1.76)

White suite consisting of low level hand flush toilet, a wash hand basin and bath with electric shower over taps. Window to the side aspect.

### Kitchen

11'11" x 8'9" (3.653 x 2.673)

Range of both floor and wall units to either side of the kitchen. Featuring a free standing cooker with space under the worktops for a washing machine. Continuing round to a stainless steel sink and taps. Wood effect work top with tile splash back. Door leading out to the rear of the property.

### Living Room

13'6" x 15'9" (4.133 x 4.815)

Window to side aspect with display sill and radiator beneath Door leading out onto the decking area. Large window looking out to the rear of the property. Further benefitting from a second radiator to the side wall

### Garage

Garage to the side of the property with driveway to the front. Up and over door to the front and access door to the rear.

### Outside

To the front of the property is a grassed area with shrubs and driveway provides off road parking leading to single garage.Rear garden with decked area

### Agents Notes

Additional information : We are advised by the vendor that the central heating boiler was replaced in Oct 2023.

Construction : The property is of steel frame construction.

Tenure: Freehold

Local Authority: East Devon District Council

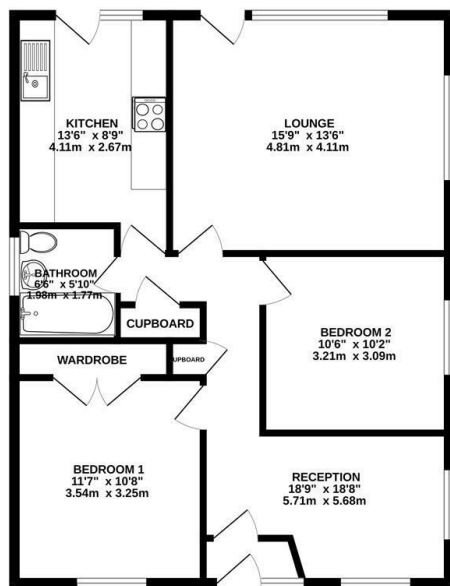
Tax Band: D

Utilities: All utilities are mains connected

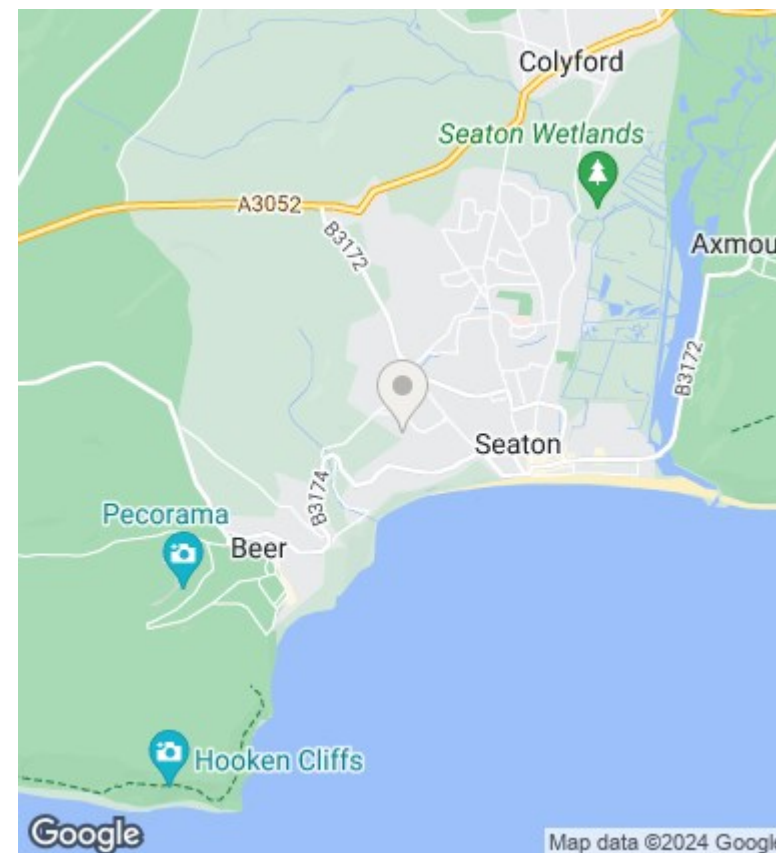
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Broadband: Superfast fibre broadband with a FTTC connection is available.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan 12/2024



### Directions

From our office in Tanyards Court, Seaton turn left onto Beer Road and continue straight taking the fifth junction on the right hand side onto Wessiters. Take the next left turn and the property can shortly be found on the right hand side.

### 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	