



## 4 Manor Gardens, Seaton, EX12 2AL

£295,000 Freehold

- An attractive Mid Terrace House
- Three double bedrooms
- Close to sea front and town centre
- Attractive level front garden and further large community garden.
- Dual aspect, spacious living room
- Two parking spaces
- Ground floor cloakroom
- Well fitted modern kitchen
- Quiet Cul-de-sac
- Gas central heating and double glazing

## 4 Manor Gardens, Seaton EX12 2AL

Manor Gardens is a peaceful yet highly convenient location within a few minutes walk of the town centre and beach front. The property also enjoys a delightful open outlook over gardens to the front aspect whilst offering spacious, easy to maintain accommodation. There is sealed unit double glazing throughout and gas central heating. The accommodation briefly comprises on the ground floor a cloakroom, dual aspect living room & well fitted modern kitchen whilst on the first floor are three bedrooms and a shower room. Outside are two dedicated parking spaces and an enclosed private level garden ideal for sitting out in the summer months. A further feature of this property are the good sized, lawned communal gardens which are a tranquil haven for a property so centrally situated to amenities..



Council Tax Band: C





### **Entrance Hall**

Double glazed door leading into the hallway. Stairs leading up to first floor with storage cupboard beneath

Doors off to lounge, kitchen and downstairs toilet. Radiator on the side wall

### **Kitchen**

11'8" x 9'4" (3.58 x 2.87)

Fitted with a range of base and wall units. Built in washing machine , electric oven and hob with extractor fan over.

Stainless steel sink with drainer and mixer tap. Space for fridge freezer. Gas boiler. Window to the rear.

Wood effect work tops and splash back. Tiled flooring. Aspect to the rear of the property.

### **Cloakroom**

Fitted with white suite consisting of low level toilet and wash hand basin. Window to the front

Down lighters

### **Lounge/diner**

20'10" x 12'2" (6.36 x 3.73)

Door from hallway leading into the lounge. A bright dual aspect room with double doors leading out onto the front garden. Window to the rear with radiator under. BT and TV points. Wall lights. Two radiators.

### **Landing**

Stairs leading up from the hallway to the landing. Two cupboard spaces. Doors leading off to the bedrooms and bathroom

### **Bedroom 1**

12'4" x 8'4" (3.76m x 2.54m)

Double size bedroom with window to the front with radiator under. Built in wardrobe

### **Bedroom 2**

12'3" x 9'4" (3.74 x 2.87)

Double bedroom with window to the front with radiator under. Storage space over the stairs

### **Bedroom 3**

11'8" x 9'4" (3.57 x 2.87)

Double bedroom with window to the rear with radiator under. Built in wardrobe

### **Bathroom**

Wet room with walk in shower. Low level white toilet and sink. Window to the front . Shower and extractor fan

### **Garden**

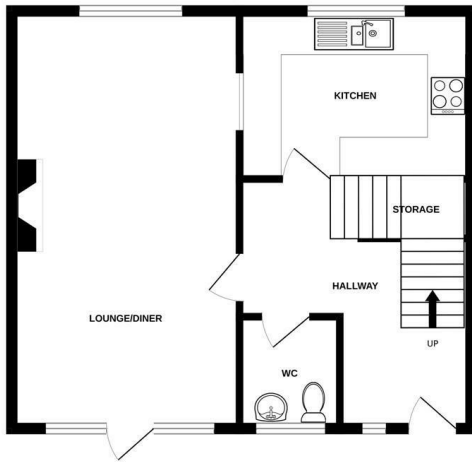
To the front of the house is an attractive, enclosed, level garden which is laid to slabs and gravel with a flower border.

There is also a large, communal (residents only) mainly lawned garden with flower beds & mature trees which is a particularly appealing feature of the property and is ideal for sitting out.

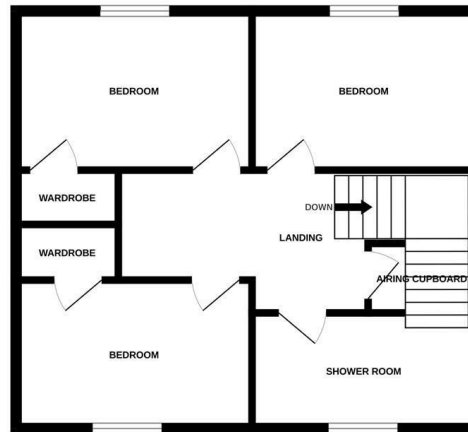
There are two dedicated parking spaces for the property. There is also a storage compartment within the community shed which the owners of number 4 have use of.

Please note the road leading to Manor Gardens is privately owned.

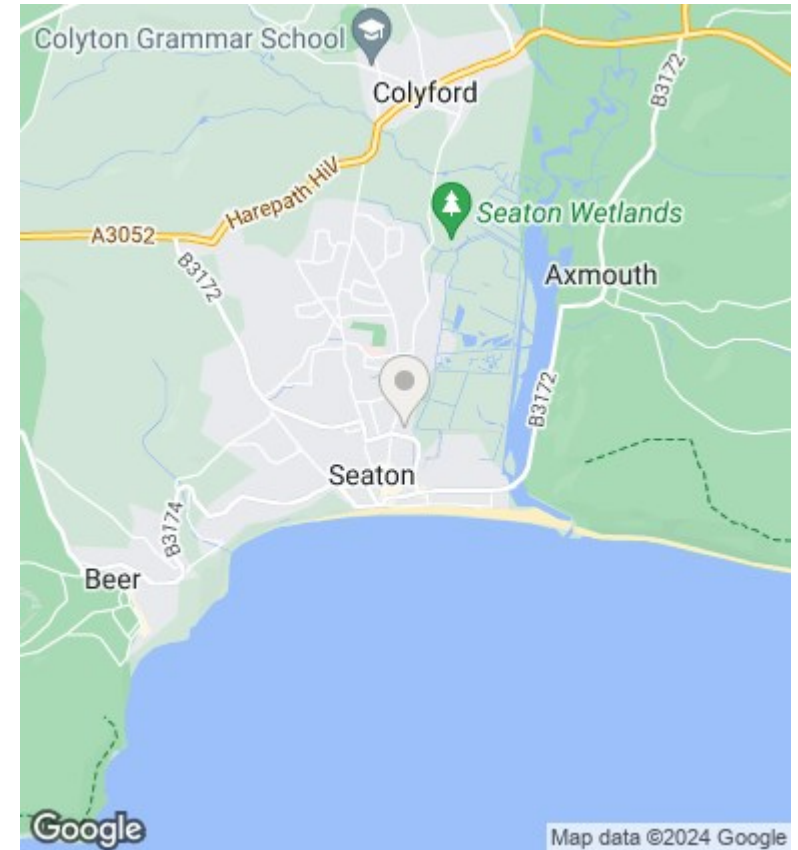
GROUND FLOOR



1ST FLOOR



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 mis-statement. 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 operability or efficiency can be given.  
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## Directions

From our office follow the one way system along Queen Street until you reach the lights. Turn right into Manor round until you come to the roundabout. Turn left and then immediately turn right into Manor Gardens where the house can be found on the right.

## 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>		<b>86</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	