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estate agents



Harmony Cottage, 78 Fore Street, Seaton, EX12 2AN

Asking Price £315,000 Freehold

- A characterful mid terrace cottage
- Superbly presented & many period features
- Spacious living room
- Gas central heating & double glazing
- Attractive, enclosed rear garden & well appointed garden room with power/lighting
- Two bedrooms
- Highly convenient location
- Good sized kitchen/dining room & well appointed bathroom
- Off road parking
- Successfully traded as a holiday let

78 Fore Street, Seaton EX12 2AN

Harmony Cottage is a stunning period cottage located in a highly convenient location within easy walking distance of the sea front, beach and town centre amenities. The property has been successfully operated as a popular holiday let and could continue in the same vein for an investment buyer or alternatively provide a very comfortable holiday home or 'bolt hole' for those seeking an easy to manage 'lock up and leave'. The accommodation, on the ground floor, briefly comprises a spacious characterful living room, good sized kitchen/dining room and well appointed white suite bathroom. On the first floor are located two bedrooms. The cottage is presented to a high standard whilst benefitting from gas central heating and double glazing.. Outside, a real feature of the property are the delightful, west facing enclosed rear garden which provides a very pleasant sitting out area with paved terrace/patio and stunning Garden Room complete with power points and light connected. To the front is a hard standing providing off road parking for one vehicle together with further space for bin storage.



Council Tax Band: B



GROUND FLOOR

Enclosed Porch

4'03" x 3'03"

An enclosed entrance porch, sealed unit stable type front door, laminate flooring, coats hanging area, Hardwood door to :

Lounge

17'0" x 13'0"

Aspect over the front of the property, Stone fireplace and hearth fitted with gas fired stove in the style of a wood burner. TV point. Telephone point. Radiator. Stone wall and two steps to

Kitchen/dining Room

18'0" x 12'04"

Aspect over the rear garden, half glazed door to outside. Comprehensively fitted with range of shaker style drawer, cupboard and eye level wall units.. Work surfaces. One and a half bowl stainless steel sink unit and single drainer. Space and plumbing for washing machine. Space for fridge. Space for cooker with hood over. Space for slim line freezer. Space and plumbing for dishwasher. Down lighters. Cupboard housing gas fired boiler. Radiator, laminate flooring. Door to :

Bathroom

Fitted with white suite comprising freestanding bath with mixer taps, shower attachment and monsoon shower over. WC and pedestal wash hand basin. Down lighters, extractor, radiator, linen cupboard. Ceramic tiled floor.

FIRST FLOOR

Bedroom One

13'09" x 10'06"

Aspect over the front of the property with distant countryside views. Radiator.

Bedroom Two

10'09" x 6'07"

Aspect to the rear, Built in wardrobe/cupboard. Radiator.

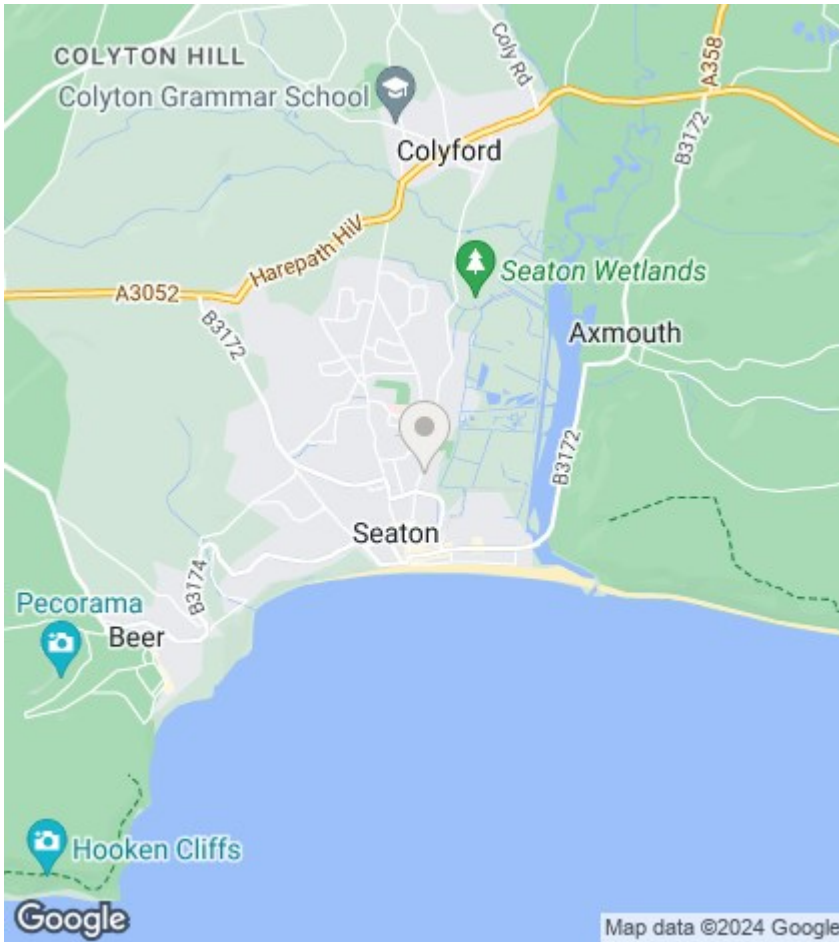
OUTSIDE

To the front of the property is a good sized hard standing providing of road parking for one vehicle and additional storage space. To the rear is an attractive, enclosed garden which is mainly laid to easy to maintain paved patio and flower borders. Natural stone walling and timber fencing. Further raised area with large

detached Malvern Collection Ltd Studio (8' x 6') with power and light. Small garden shed.

Agents Note

As the cottage is currently operated as a holiday let viewings are only available on a Saturday during turn around or if the property is unoccupied at other times.



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

