



The Steppes Harepath Hill, Seaton, EX12 2SZ

Asking Price £300,000 Freehold

- A stunning detached bungalow
- Extensively modernised throughout
- New flooring throughout
- No onward chain
- Convenient location between Seaton and Colyton
- Fitted kitchen and white suite bathroom
- Level, lawned garden with detached store.
- Three bedrooms
- Electric central heating
- Parking for three vehicles

The Steppes Harepath Hill, Seaton EX12 2SZ

A very attractive detached bungalow with open outlook, extensively modernised and located within easy reach of both Colyton and Seaton. The spacious accommodation briefly includes a living room with open outlook, kitchen/dining room, three bedrooms, small office and family bathroom. There is electric central heating with a boiler/radiators and sealed unit double glazing. There are new carpets and flooring throughout and the bungalow benefits from a slightly elevated location. NO ONWARD CHAIN.



Council Tax Band: B



ENTRANCE

Porch

6'04" x 5'04" (1.93m x 1.63m)

Door to :

Entrance Hall

19' in length (5.79m in length)

Doors leading to

Living Room

15' x 14'05" (4.57m x 4.39m)

Aspect to the front of the property with countryside view

Kitchen/dining room

14'06" x 11'00" (4.42m x 3.35m)

Comprehensively fitted with roll top work surfaces, drawer units, cupboard units and eye level wall units. Single drainer one and a half bowl sink unit. Built in hob and double oven with hood over. Electric boiler. Tiled surrounds and door to outside.

Bedroom One

14'06 x 9'07" (4.42m x 2.92m)

Aspect to the front of the bungalow.

Bedroom Two

14'06 x 8'09" (4.42m x 2.67m)

Aspect to the front.

Bedroom Three

10'10" x 8'10" (3.30m x 2.69m)

Aspect to the rear.

Office/Storage Room

5'11" x 4'02" (1.80m x 1.27m)

Aspect to the side.

Bathroom

11'07 x 5'06" (3.53m x 1.68m)

Newly fitted white suite with panelled bath with Mira shower, low level WC, pedestal wash hand basin, tiled splash back, chrome heated towel rail.

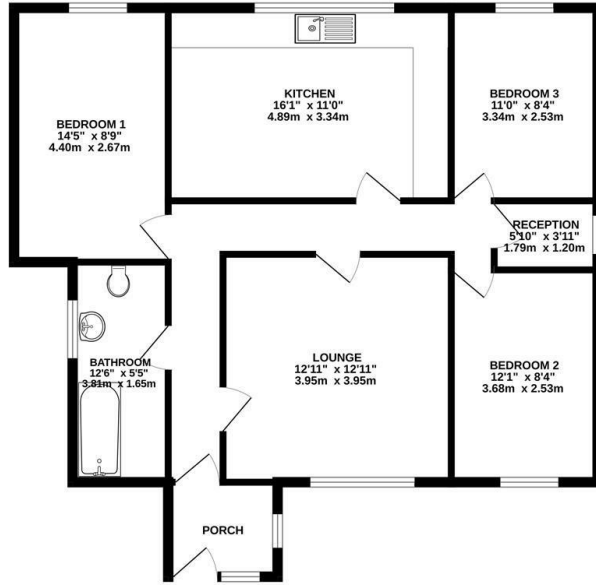
Outside

The property is approached over a driveway providing off road parking for upto three vehicles. To the front are easy to maintain gravelled and grassed areas leading to the rear garden which is also laid to grass and enclosed with fencing. Detached garden store.

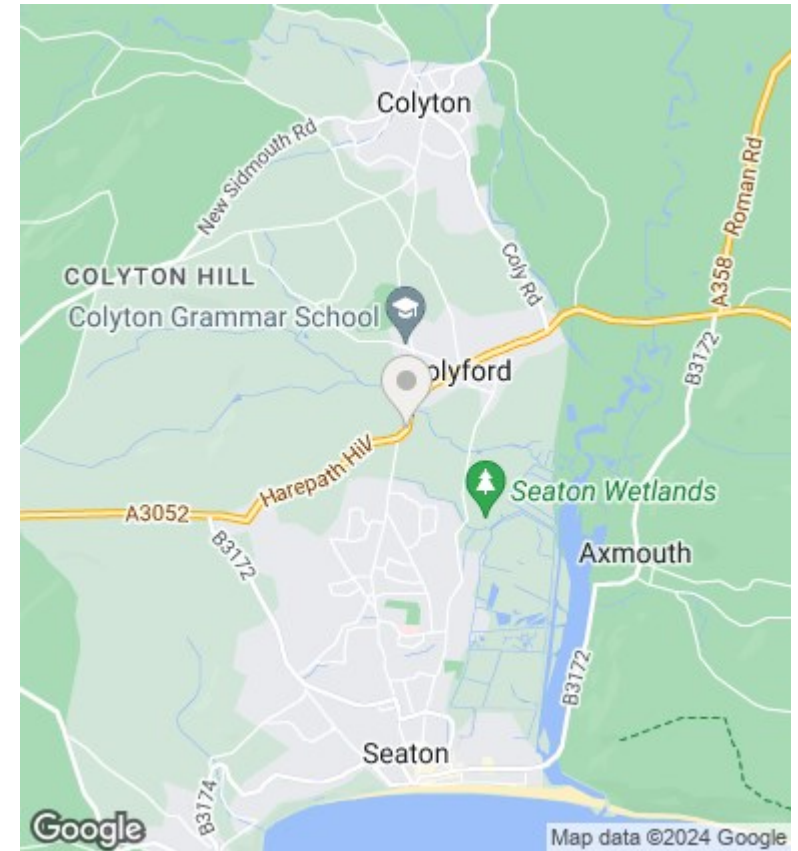
AGENTS NOTE

Please note the property is on private drainage-new system recently installed-please ask for details. There is no gas connected to the property.

GROUND 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 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 operability or efficiency can be given.
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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	