



28 Townsend Road, Seaton, EX12 2BD

Price Guide £450,000 Freehold

- An exceptional, characterful detached residence
- Outstanding, mature, level landscaped surrounding gardens
- Two white suite bathrooms
- NO ONWARD CHAIN
- Highly convenient peaceful location with open views towards the sea
- Good sized, well presented living room
- Gas central heating
- Four double bedrooms-master with en-suite.
- Attractive kitchen and separate utility room
- Driveway and good sized garage

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This is a very attractive, detached chalet style property with open views (from the first floor) across the town towards the Axe Valley countryside and open sea beyond. The property occupies a highly convenient, quiet cul de sac location located within walking distance of the sea front and town centre amenities. The flexible accommodation briefly comprises, on the ground floor, a reception hall, L shaped living room with dual aspect, attractive well fitted kitchen & separate utility room, white suite bathroom and two double bedrooms-one of which benefits from an en-suite shower room. On the first floor are two good sized bedrooms both with built in storage and a particularly well appointed large bathroom. Outside and a real feature of the property are the very good sized mature gardens which include a sweeping lawn, array of specimen plants, shrubs and trees. A driveway provides off road parking and leads to the attached garage. NO ONWARD CHAIN.



Council Tax Band: D



ENTRANCE

Covered porch and front door to

RECEPTION HALL

21'05" in length

Twin double fronted shelved storage cupboards. Radiator. Archway to inner hall with stairs to 1st floor, understairs storage cupboard and coats hanging area.

LIVING ROOM

21'09" x 19'09" max narrowing to 12'01"

A spacious dual aspect L-shaped room with twin doors leading directly to the paved terrace outside. Gas fire with hearth, surround and mantel over. Display shelving. Two radiators

KITCHEN

11'01 x 9'07"

Fitted with range of attractive units comprising solid wood work surfaces, drawer, cupboard and eye level wall units. Recess for fridge/freezer. One and a half bowl sink unit with single drainer. Further work surface. Serving hatch to dining area. Eye level oven and grill, gas hob. Door to

UTILITY ROOM

8'5" x 4'0"

Space for dryer, plumbing for automatic washing machine, wall mounted Ideal gas boiler, stable door to outside.

BEDROOM ONE

13'04" into bay x 12'09"

Aspect over the front garden, range of built in wardrobes, radiator, sealed unit double glazing, door to

EN-SUITE SHOWER ROOM

7'03" x 6'09"

White suite comprising low level WC, pedestal wash hand basin, double sized glazed shower cubicle, side aspect.

BEDROOM TWO

13'04" into bay x 12'00

Aspect over the front garden, radiator, sealed unit double glazing, two double fronted built in wardrobes.

Bathroom

8'07" x 5'00"

Fitted with white suite comprising panelled bath, low level WC, pedestal wash hand basin. Half tiled throughout, timer ceiling beams. Radiator. Airing cupboard with insulated copper cylinder and immersion.

FIRST FLOOR

LANDING

Hatch to loft void, doors leading to

BEDROOM THREE

21'06" max x 12'00 (narrowing to 8'07")

A dual aspect room with outlook over the gardens, eaves storage.

BEDROOM FOUR

22'07" x 8'06"

With views in a southerly direction across the town to the sea beyond. Large storage cupboard with lighting. Further eaves storage. Radiator. Three sealed unit double glazed velux windows.

FAMILY BATHROOM

14'08 x 10'11" max

A very spacious room comprising a feature bath with central taps, low level

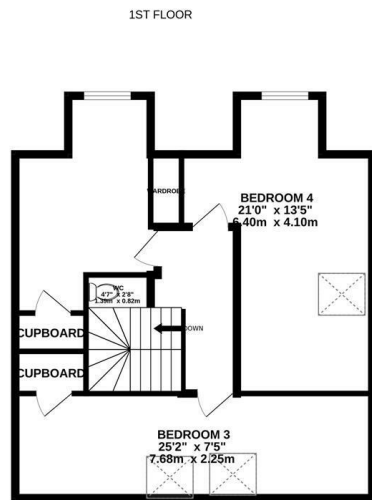
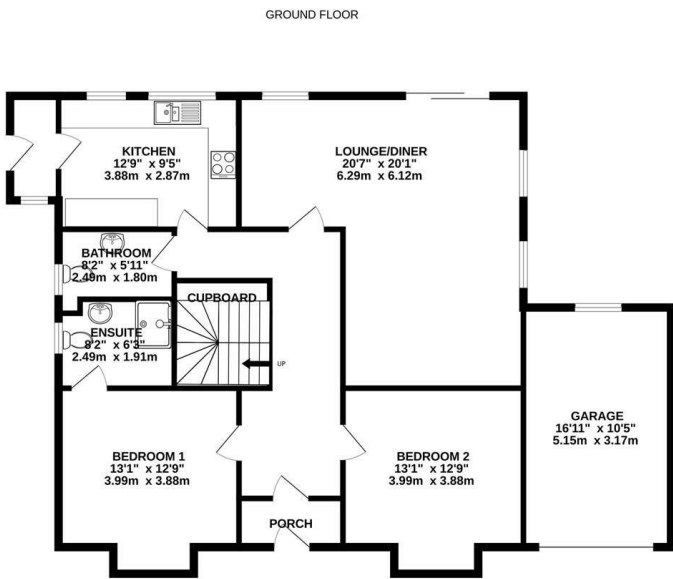
WC, circular wash hand basin, chrome heated towel rail, attractively tiled. Access to eaves. Outlook across the town to the Axe Valley countryside beyond.

OUTSIDE

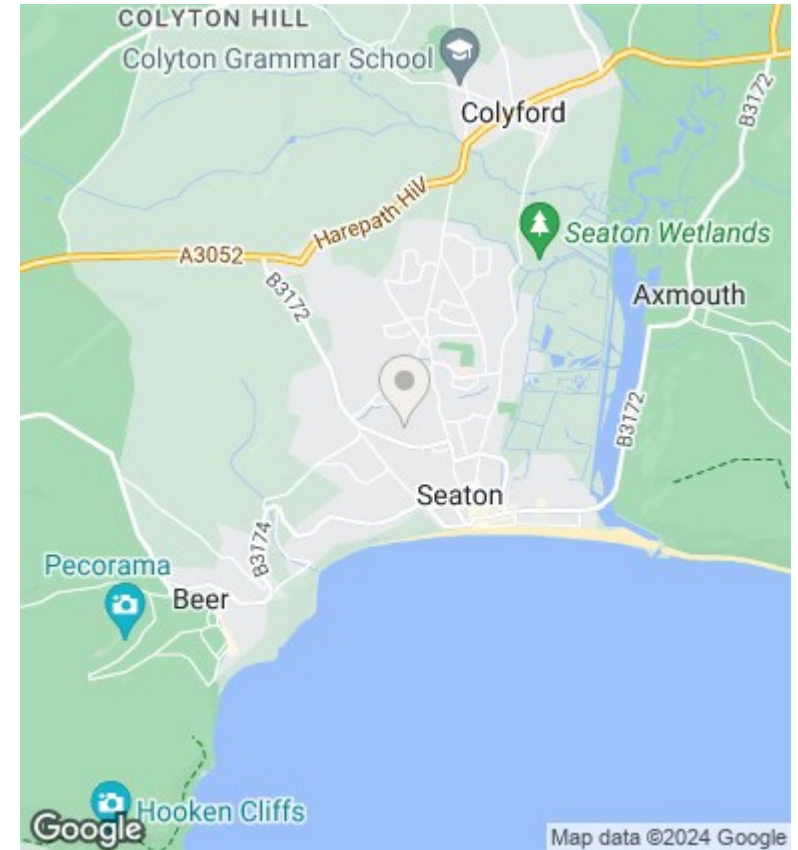
A stand out feature of this property are the impressive, level mature landscaped gardens which are stocked with a profusion of specimen plants, shrubs and trees. The very good sized, secluded and enclosed gardens also offer a paved terrace and offer much of the interest to the keen gardener . To the front is a driveway providing off road parking and leading in turn to the attached garage. Also to the front is a level lawn, hedging and selection of shrubs.







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 offices at Tanyards Court proceed up Queen Street past the police station and through the traffic lights along Harepath Road. Go past the turning for Seaton Down Road on your left and then take the next left signposted for Townsend Road. Proceed straight up Townsend Road and number 28 is the last property on the right hand said.

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		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	