



## 26 Lydgates Road, Seaton, EX12 2BX

£300,000 Freehold

- A spacious semi-detached bungalow
- Spacious lounge with picture window
- Excellent conservatory leading to terrace
- Driveway for two vehicles and single garage
- Two double bedrooms
- Stunning, well stocked surrounding gardens
- Sealed unit double glazing
- Desirable quiet location
- Refitted contemporary kitchen
- Gas central heating



## 26 Lydgates Road, Seaton EX12 2BX

A spacious, well presented semi detached bungalow located in a desirable, peaceful location within easy reach of the sea front and town centre. The property was constructed in 1966 and has been in the ownership of our client for approximately 12 years. The accommodation briefly comprises a living room, modern kitchen, spacious conservatory, two double bedrooms and walk in shower room. There is gas central heating and sealed unit double glazing throughout. Outside, to the front of the bungalow a driveway provides off road parking for two vehicles and leads to the single detached garage. There are stunning surrounding gardens which to the rear include a delightful secluded terrace and good sized lawned gardens with collection of mature shrubs.



Council Tax Band: C



## **ENTRANCE**

Located to the side of the property with front door leading to

## **ENTRANCE HALL**

With radiator, built in airing cupboard with wall mounted Worcester gas boiler, hatch to loft space with fitted ladder and light. Doors leading to

## **LIVING ROOM**

16'10" x 13' max (5.13m x 3.96m max)

Open aspect to the front with large picture window overlooking the gardens, Fitted gas fire with surround, hearth and mantel over. Radiator, TV point. Inset lighting.

## **CONSERVATORY**

21' x 5'07" (6.40m x 1.70m)

A delightful room with very pleasant open outlook, door to level paved terrace, electric wall mounted heater, further door to side patio.

## **KITCHEN**

10'06" x 8'03" (3.20m x 2.51m)

Comprehensively re-fitted with range of work surfaces, drawer units, cupboard units, eye level wall units. Built in hob and oven with hood over. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Built in larder cupboard and further built in storage cupboard. Aspect over the garden.

## **BEDROOM ONE**

13'04 x 10'04" (4.06m x 3.15m)

Aspect to the front of the property ,radiator, sealed unit double glazing.

## **BEDROOM TWO**

12'02 x 10' (3.71m x 3.05m)

Open aspect over the rear garden, sealed unit double glazing, radiator, built in wardrobe.

## **SHOWER ROOM**

9' x 7' (2.74m x 2.13m)

Fitted with walk in shower, low level WC, pedestal wash hand basin, sealed unit double glazing, radiator, shaver/light point, Dimplex wall heater.

## **OUTSIDE**

To the front of the bungalow is a long driveway providing off road parking for two vehicles and leading in turn to the single detached garage with power and lighting. Also to the front is a delightful well stocked garden with lawn, array of plants and shrubs. A side access leads to the front door and patio area which leads to the good sized, enclosed rear garden mainly laid to lawn together with hedging, plants and shrubs.

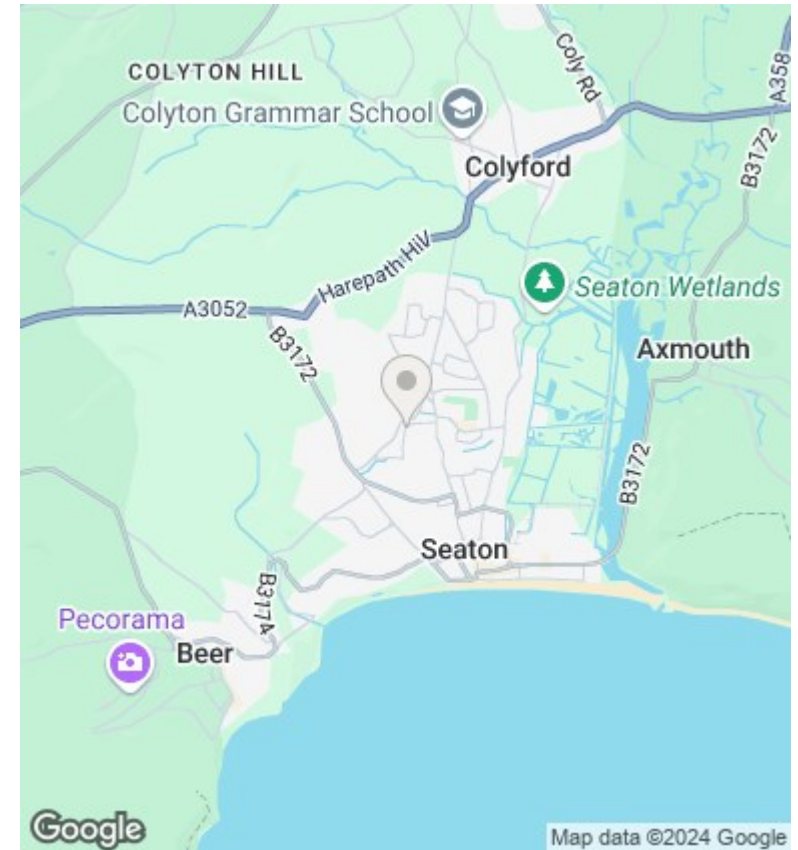
## Directions

## 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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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	