



36 Harepath Road, Seaton, EX12 2RT

£345,000 Freehold

- A substantial, period end of terrace house
- Characterful living room & conservatory
- Attractive white suite shower room
- Single Garage with roller shutter door
- Prime, highly convenient town centre location
- Well fitted kitchen and separate utility room
- Excellent decorative order throughout
- Three bedrooms
- Ground floor cloakroom
- Impressive, good sized & well stocked landscaped gardens

36 Harepath Road, Seaton EX12 2RT

A well presented, spacious end of terrace house with many character features and presented to a high standard throughout. The property enjoys a highly convenient, level location within easy walk of the town centre amenities and sea front. The accommodation briefly comprises a characterful living room, modern kitchen, cloakroom, utility room, conservatory with views over the garden, three bedrooms and shower room. Outside, to the front is an easy to maintain garden and an attached single garage with roller shutter door and further internal/courtesy door to the house. To the rear is an impressive, very good sized, enclosed garden which is beautifully landscaped with an attractive patio and lawn whilst being stocked with a profusion of mature, specimen shrubs and plants.



Council Tax Band: C



GROUND FLOOR

ENTRANCE

Front door to

LIVING ROOM

16'01" x 11'01" (4.90m x 3.38m)

Aspect to the front of the house, feature multi fuel burner with hearth, original period parquet flooring, tiled surround and mantel over. Secondary double glazing, tall wall mounted radiator. Leading to...

KITCHEN

16' x 6'08" (4.88m x 2.03m)

Comprehensively fitted with wide range of modern units comprising solid wood work surfaces, eye level wall units, drawer units, cupboard units. Double drainer sink unit. Further area of work surface with space below for fridge. Twin integrated AEG ovens, built in hob with hood over. Plumbing for dishwasher. Tiled floor. Doors to conservatory and utility room.

CONSERVATORY

9'07" x 9'03" (2.92m x 2.82m)

With views over the garden, tiled floor, radiator and door to outside.

UTILITY ROOM

7'03" x 4'00" (2.21m x 1.22m)

Single drainer stainless steel sink unit with cupboard below. Plumbing for automatic washing machine, built in storage cupboard. Doors to garage and cloakroom.

CLOAKROOM

White suite comprising low level WC, wash hand basin, tiled splash back.

FIRST FLOOR

Landing with hatch to loft space with fitted ladder. Doors leading to

BEDROOM ONE

22'08" x 7'10" (6.91m x 2.39m)

A bright dual aspect room with views over the garden, spot lighting.

BEDROOM TWO

11'06" x 8'06" (3.51m x 2.59m)

Aspect to the front, built in wardrobes, further cupboard housing wall mounted Worcester gas boiler.

BEDROOM THREE

10'02" x 8'01" (3.10m x 2.46m)

Aspect to the rear with views across the town and garden towards the Axe Cliff and sea beyond.

SHOWER ROOM

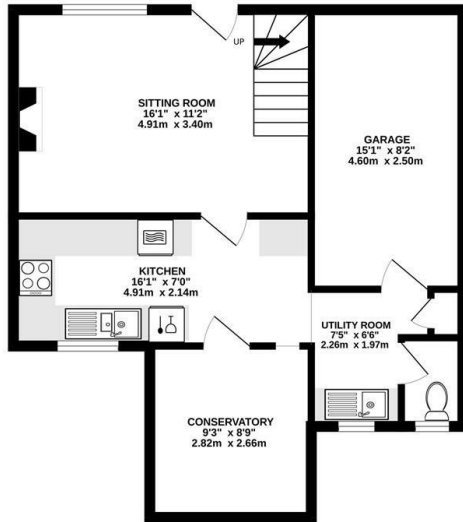
7'06" x 7'05" (2.29m x 2.26m)

Fitted with Mira shower with glazed screen, low level WC, inset wash hand basin with cupboards below. Slatted shelving, chrome heated towel rail.

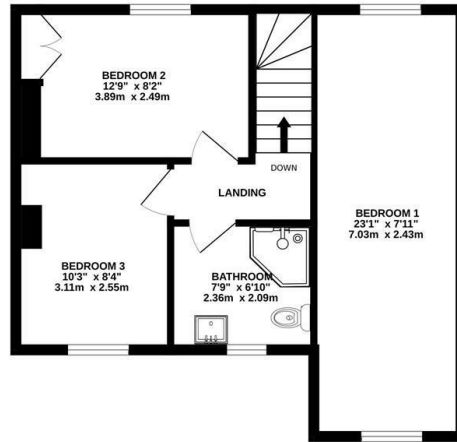
OUTSIDE

To the front of the house is a single attached garage (16'02" x 8'07") with remote controlled roller shutter door, power, lighting and courtesy door to the inner hall/utility of the house. Also to the front is a neatly presented colorful garden with array of plants. There is a side gate which leads to the stunning rear garden which is a real feature of the property and is stocked with a wide range of specimen plants, shrubs and small trees. The garden, which measures approx 14'10" wide is fully enclosed and enjoys a sunny easterly aspect, there is also a decked area, good sized lawn and further gravelled patio area which takes advantage of the sun to the west. Summer house, greenhouse, outside tap and timber shed.

GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.

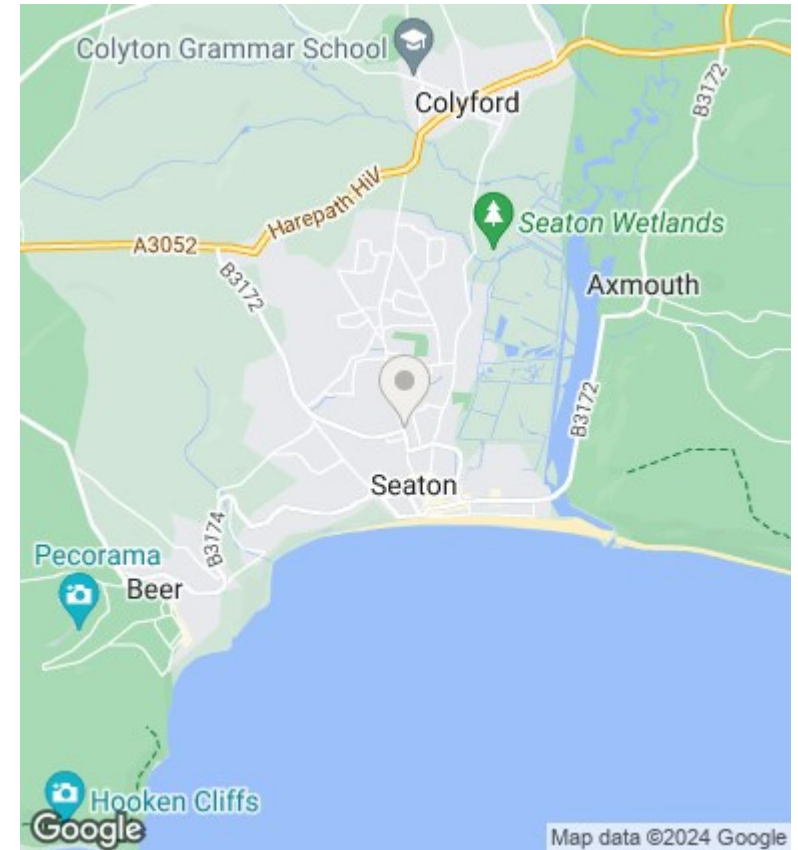


1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.4 sq.m.) approx.

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

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) A			86
(81-91) B			
(69-80) C		67	
(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	