



45 Summersby Close, Seaton, EX12 2BY

Asking Price £225,000 Freehold

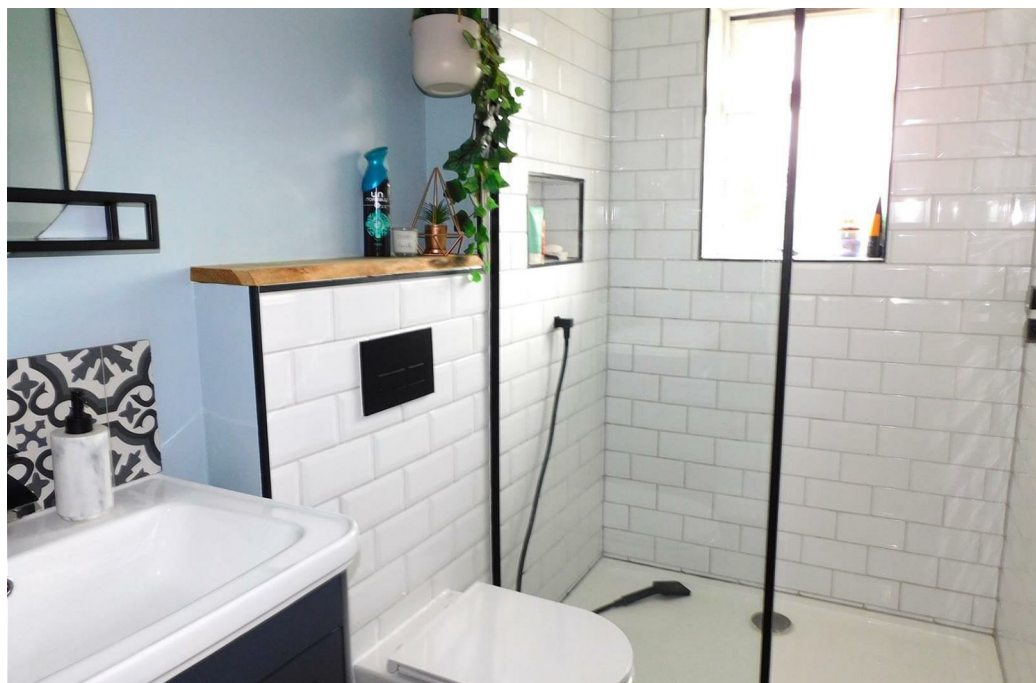
- A well presented semi detached modern house
- Tastefully modernised and updated
- Contemporary refitted kitchen/breakfast room
- Attractive, enclosed and secluded rear garden
- Two good sized bedrooms
- Off road parking to front of the house
- Superbly refitted shower room
- Convenient level location, walking distance to town
- Spacious dual aspect living room
- Gas central heating and sealed unit double glazing

45 Summersby Close, Seaton EX12 2BY

A superbly presented, semi detached modern house which has been the subject of a careful programme of updating and improvement throughout. The house occupies a highly convenient, level location within walking distance of the beach and town centre amenities. The accommodation is laid out over two floors and comprises a spacious dual aspect living room, contemporary refitted kitchen/breakfast room, useful utility room, cloakroom, two double bedrooms and a quality refitted shower room. Outside, to the front of the property is a block paved parking area and to the rear is a fully enclosed, secluded garden enjoying a south/westerly aspect which is laid to patio and artificial grass.



Council Tax Band: C



GROUND FLOOR

ENTRANCE

Front door leading to

LIVING ROOM

17'09" x 11'09" (5.41m x 3.58m)

A bright dual aspect room with radiator, stairs rising to first floor and door leading to

KITCHEN/BREAKFAST ROOM

11'09" x 10'01" (3.58m x 3.07m)

Aspect to the side of the property, comprehensively refitted with work surfaces, drawer units, cupboard units and eye level wall units. Inset hob and oven, space for fridge/freezer. Single drainer sink unit. Tall feature radiator. Tiled surrounds and tiled floor. Wall mounted Ideal gas boiler.

UTILITY ROOM

7'01" x 5'07" (2.16m x 1.70m)

Fitted with roll top work surface, eye level wall unit, access to outside, plumbing for automatic washing machine, space for dryer. Aspect to rear garden.

CLOAKROOM

5' x 4'10" (1.52m x 1.47m)

Fitted with white suite comprising low level WC, inset wash hand basin with cupboard below, half wood panelled walls, access to loft space.

FIRST FLOOR

LANDING

Hatch to loft space. Doors leading to

BEDROOM ONE

12'00" x 9'09" (3.66m x 2.97m)

Open aspect to the rear, built in storage cupboard.

BEDROOM TWO

11'09" x 9'10" (3.58m x 3.00m)

Aspect over the front of the property

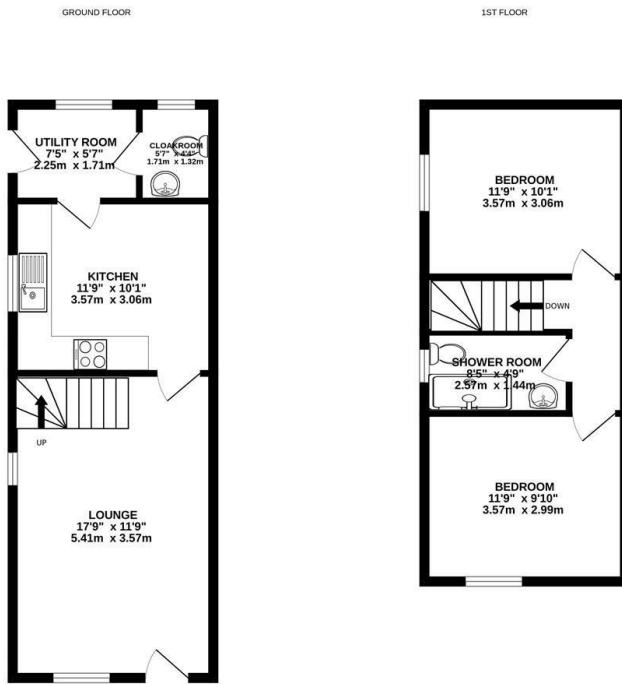
SHOWER ROOM

8'07" x 4'08" (2.62m x 1.42m)

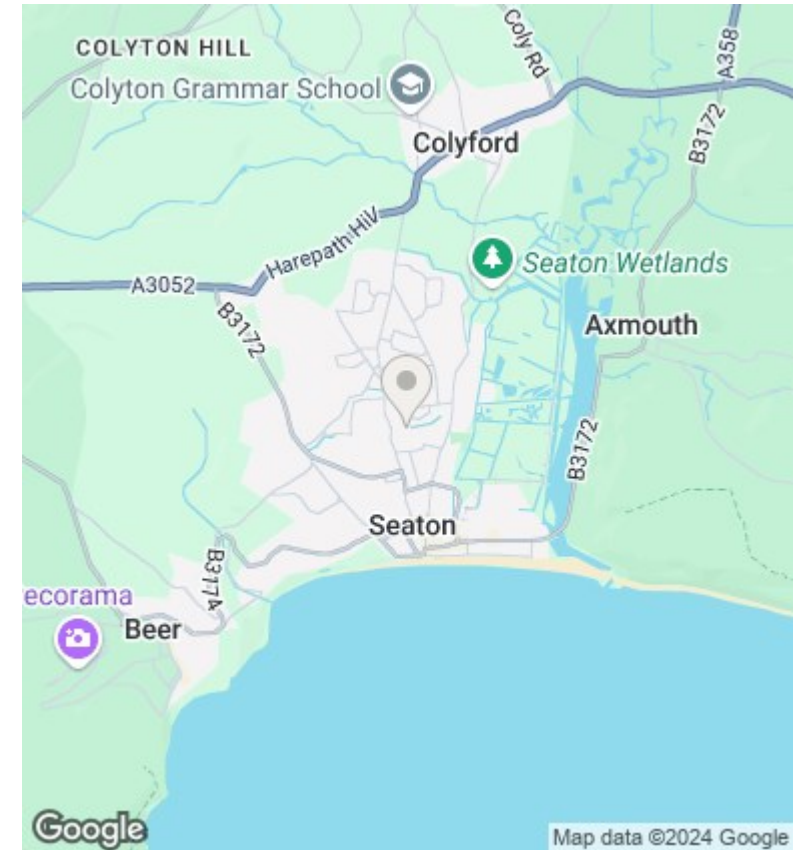
Beautifully refitted with white suite comprising large walk in shower with 'monsoon' fitting, inset wash hand basin with cupboard below, attractive tiled surrounds, tiled flooring. low level WC.

OUTSIDE

To the front of the house is a blocked paved parking area. A gate gives access to a pedestrian pathway which leads to the rear of the property and the level, fully enclosed garden laid to natural stone patio/terrace and artificial grass (measuring approx 17'08" x 15' in total). Outside cold water tap, lighting and power sockets.



While 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to the accuracy of either the plan or the drawings.
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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	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	