



96 Harepath Road, Seaton, EX12 2AX

Asking Price £285,000 Freehold

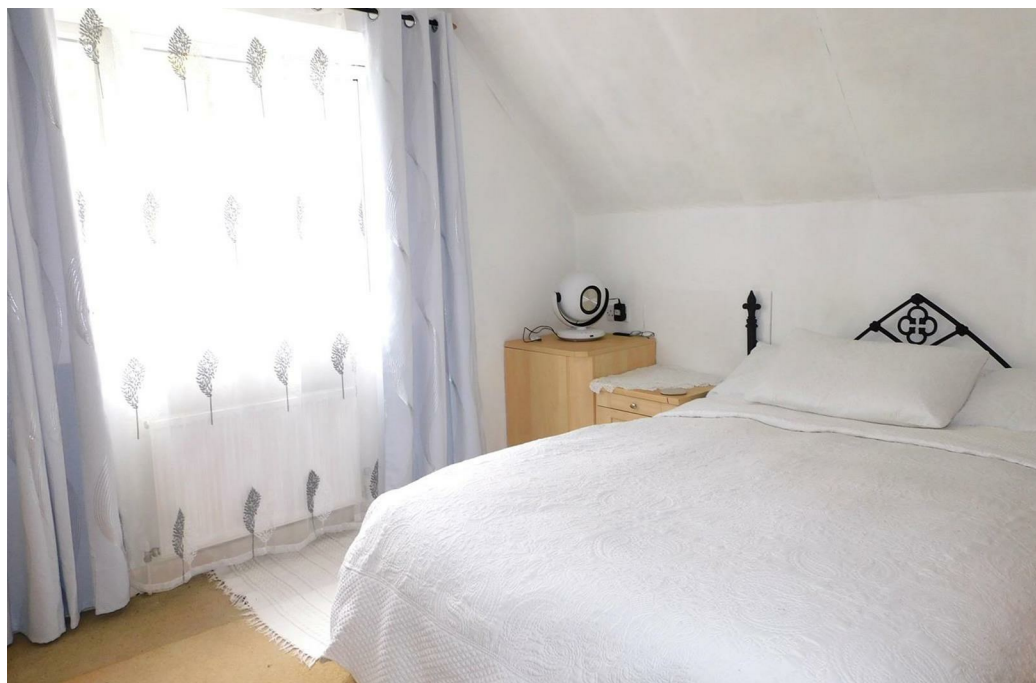
- Detached chalet style property
- Scope to extend further (STPP)
- Gas central heating & double glazing
- NO ONWARD CHAIN
- Two double bedrooms
- Attractive living room with fireplace
- Extensive garaging/workshop and car port
- Highly convenient location
- Ground floor bathroom
- Good sized enclosed garden to rear

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This is a well located, detached chalet style property occupying a highly convenient situation within a level walk of the town centre amenities and beach front. The property benefits from sealed unit double glazing and gas central heating throughout with clear potential, if required, to extend further subject to the usual consents/permissions. The accommodation briefly comprises a living room, kitchen/dining room, two double bedrooms and a bathroom. Outside to the front a long driveway provides off road parking and leads to the carport which in turn leads to the long garage/workshop. NO ONWARD CHAIN



Council Tax Band: C



GROUND FLOOR

ENTRANCE

Door leading to porch with further door leading to

RECEPTION HALL

Stairs rising to first floor, radiator, understairs storage cupboard, built in coats cupboard. Doors leading to

LIVING ROOM

17'9" x 11'9" (5.41m x 3.58m)

Bay window with aspect over the front garden and further window with side aspect, open fire with feature fireplace, wall light points.

KITCHEN/DINING ROOM

15'00" x 10'00" (4.57m x 3.05m)

Aspect over the rear garden, fitted with range of modern units comprising work surfaces, drawer units, cupboard units, eye level wall units, built in oven and hob. Single drainer sink unit. Plumbing for dish washer. Space for fridge. Tiled surrounds. Recess with spot lighting. Door to outside.

BATHROOM

Panelled bath and separate shower cubicle, low level WC, pedestal wash hand basin, two windows, radiator, tiled surrounds.

FIRST FLOOR

LANDING

Built in linen cupboard. Doors leading to

BEDROOM ONE

11'9" x 11'9" (3.58m x 3.58m)

Aspect over the front of the property, two eaves storage areas, radiator.

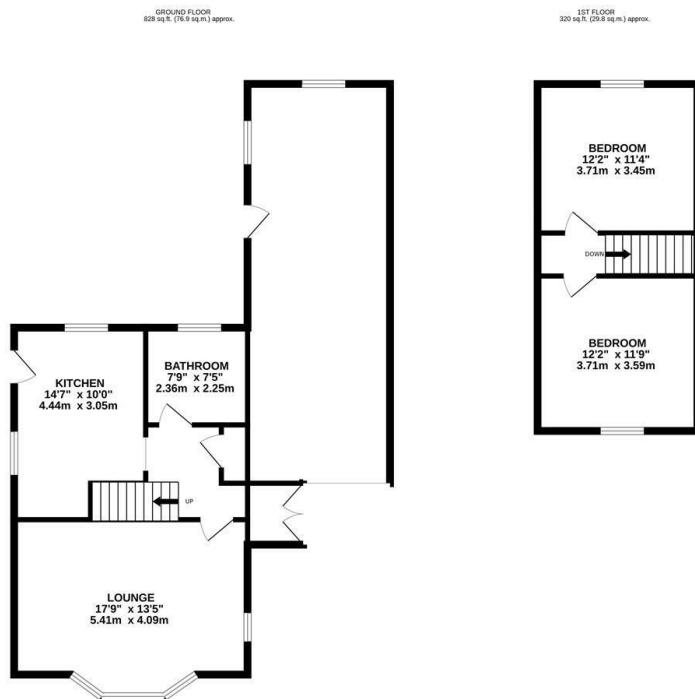
BEDROOM TWO

11'9" x 11'4" (3.58m x 3.45m)

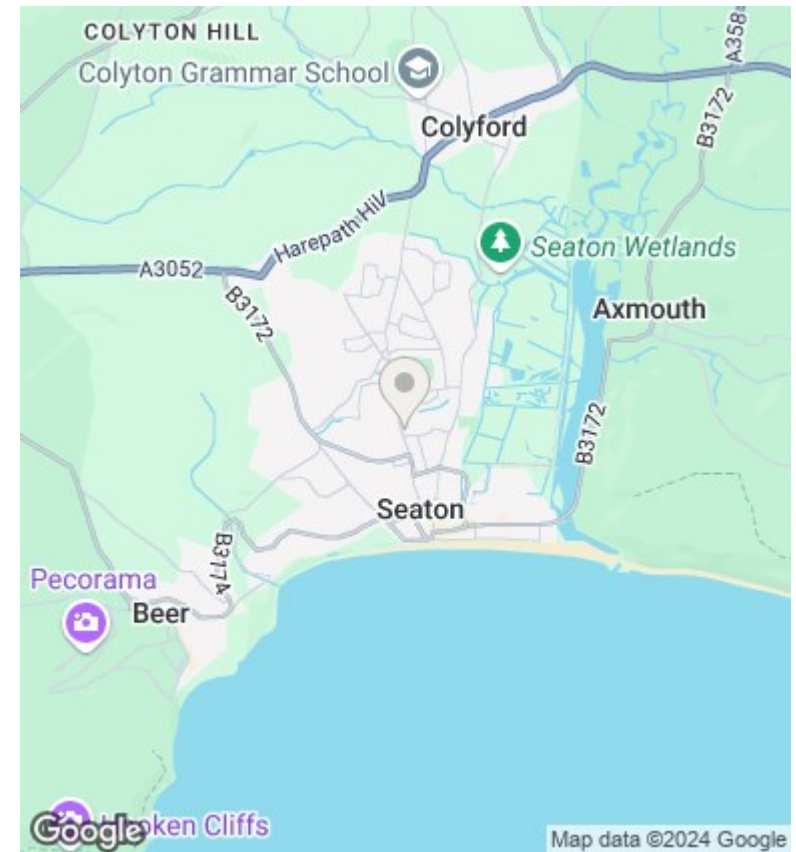
Aspect over the rear garden, inset lighting and radiator

OUTSIDE

To the front of the property a long driveway provides off road parking and leads to a car port which in turn leads to the garage/workshop 30'8" x 10'10". The front garden is level and laid to easy to maintain gravel. To the rear of the house is a good sized, fully enclosed garden which includes a decked area leading down to a gravelled area which also includes two ponds.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, 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 is given for their operation or efficiency. See the green.



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		
(81-91)	B		76
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	