



21 Riverdale Orchard, Seaton, EX12 2RG

£325,000 Freehold

- A stunning, extended mid terrace house
- Spacious living room & conservatory
- Family white suite bathroom
- Single garage and parking space
- Three good sized bedrooms
- Well appointed modern kitchen
- Sealed unit double glazing and gas central heating
- Peaceful, 'tucked away' cul de sac location
- Master bedroom with en-suite shower room
- Secluded, level rear garden

21 Riverdale Orchard, Seaton EX12 2RG

This is a superbly presented mid terrace modern house located in a sought after, peaceful cul de sac location. The property was constructed approximately 18 years ago and has been usefully extended by the current owner with the addition of a delightful conservatory. The house benefits from sealed unit double glazing and gas central heating whilst being decorated in neutral tones throughout. The accommodation briefly comprises on the ground floor a cloakroom, spacious living room, conservatory and modern kitchen/dining room. On the first floor are three bedrooms, the master bedroom benefits from an en-suite shower room and family bathroom. Outside, to the front is a garage en-bloc with a parking space. To the rear is a very attractive, fully enclosed level garden which offers a good deal of privacy, flower/shrub borders and timber summer house.



Council Tax Band: B



ENTRANCE

Front door with leaded light features to

ENTRANCE HALL

Stairs rising to first floor, radiator, doors leading to

LIVING ROOM

14'7" x 12'2" (4.45m x 3.71m)

A bright and spacious room with open outlook to the front of the house over communal space. Feature fireplace with fitted electric fire, two radiators, fitted window blinds, glazed door to

KITCHEN/DINING ROOM

15'4" x 10'1" (4.67m x 3.07m)

Aspect over the rear garden and comprehensively fitted with range of modern units comprising work surfaces, drawer units, cupboard units, eye level wall units, adjoining tall full height storage cupboard. One and a half bowl sink unit. Inset hob, double oven & grill below and hood over. Built in dish washer. Built in eye level Lamona microwave. Cupboard housing Ideal gas boiler for central heating and hot water. Kitchen area with down lighters and attractive tiled surrounds. 'Dartmouth Oak' quality composite flooring. Door to

CONSERVATORY

9'00" x 8'06" (2.74m x 2.59m)

Aspect over the rear garden, twin doors to outside. Attractive 'Dartmouth Oak' composite flooring.

CLOAKROOM

4'09" x 3'07" (1.45m x 1.09m)

Obscure glazed window to front, white suite comprising low level WC, pedestal wash hand basin, Attractively tiled. Radiator, vinyl wood effect flooring.

FIRST FLOOR

LANDING

Hatch to insulated loft space with fitted ladder. Door to airing cupboard hot water cylinder and slatted shelving. Doors leading to

BEDROOM ONE

11'01" x 8'10" (3.38m x 2.69m)

With open outlook to the front of the property, range of triple fronted wardrobes with hanging rail and storage over. Radiator. Fitted window blinds. Bi-fold door to

EN-SUITE SHOWER ROOM

8'09" max x 3'06" (2.67m max x 1.07m)

White suite comprising pedestal wash hand basin, low level WC, attractively white half tiled throughout, shower cubicle with bi-fold door. Wall mounted mirror cupboard. shaver socket. Radiator, wood effect flooring.

BEDROOM TWO

10'06" x 8'04" (3.20m x 2.54m)

Outlook over rear garden, radiator.

BEDROOM THREE

8'00" x 6'02" (2.44m x 1.88m)

Outlook over rear garden, radiator.

FAMILY BATHROOM

8'06" x 6'02" (2.59m x 1.88m)

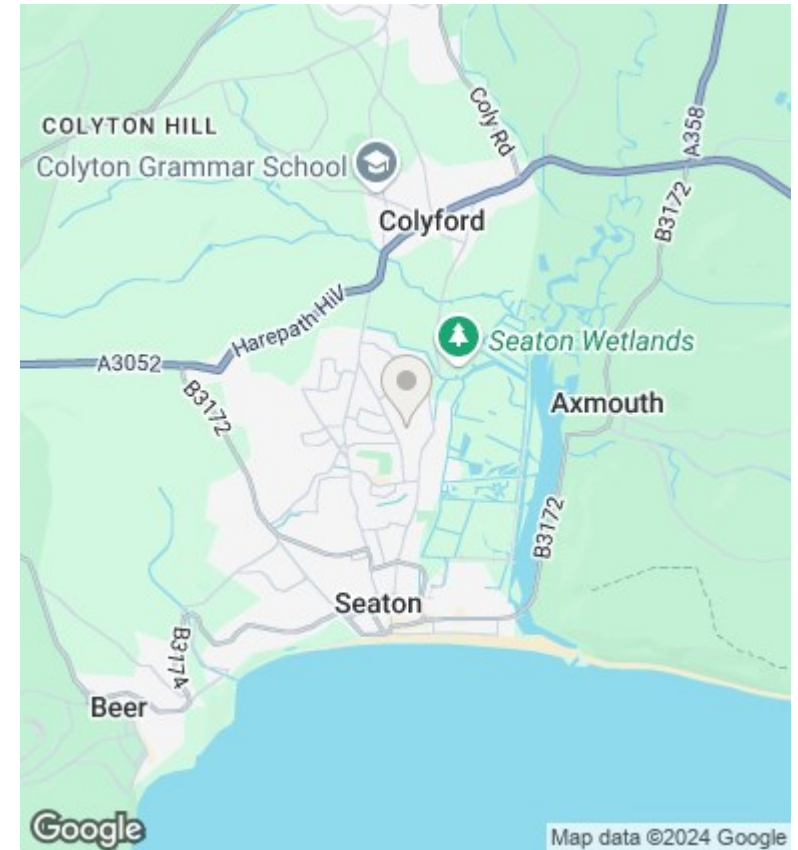
White suite comprising panelled bath with mixer tap, hand held shower attachment, low level WC, pedestal wash hand basin, half tiling to walls and full tiling to bath and shower areas. Wall mounted mirror and shaver socket. Down lighters and extraction unit. Radiator.

OUTSIDE

The property is approached over a pedestrian pathway which leads past an attractive grassed area of communal space which is enclosed by a combination of feature railings and low stoned walls creating the feel of a traditional village green. The front garden includes a small sitting out area and selection of shrubs and plants. To the rear of the house is a very attractive, level lawned garden which is fully enclosed and well stocked with an array of plants, shrubs and small trees. There is also a detached timber summer house. A pathway leads directly from the rear garden to a courtesy door into the rear of the garage (middle one of three) which is located en-bloc close at hand with a parking space to the front of the garage.



Whilst every attempt 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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide for 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.
Issue with floorplan 12/2021



Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	