



## Little Seaforth Old Beer Road, Seaton, EX12 2PZ

Offers Over £350,000 Freehold

- A stunning, characterful semi detached period property
- Spacious living room with impressive fireplace
- Balcony with sea view
- Single garage (on renewable lease)
- Peaceful cul de sac location within walking distance of town and beach
- Contemporary, high quality kitchen with integrated appliances
- Gas central heating and sealed unit double glazing
- Two bedrooms
- Modern white suite shower room
- Delightful enclosed rear garden

# Little Seaforth Old Beer Road, Seaton EX12 2PZ

This is a stunning, characterful property of much charm and character which has been the subject of a careful modernisation and improvement programme since our clients purchased the house in 2016. These improvements include the replacement of the roof, upgrading of the kitchen and balcony replacement. A real feature of this stylish house are the open views towards the sea from the first floor and the easy access from this quiet location to the beach and town centre. The well presented accommodation includes a spacious living room, well appointed kitchen, cloakroom, two bedrooms, contemporary shower room and balcony. The property benefits from gas central heating and sealed unit double glazing whilst being presented to a high decorative standard throughout. Outside, to the rear of the house is a fully enclosed, delightful courtyard style garden which offers a sunny sitting out area. There is also access to the garage (held on lease) and street parking immediately outside the property.



Council Tax Band: C



## **ENTRANCE**

Ornate porch, front door leading to

## **RECEPTION HALL**

Stairs to first floor, doors leading to

## **LIVING ROOM**

23'7" x 13'5" (7.19m x 4.09m)

A bright & spacious room with two windows and double french door leading to the enclosed courtyard garden. Stunning fireplace with brick surround, hearth, mantel over & fitted log burner. Three radiators, TV point and telephone point.

## **KITCHEN**

13'5" x 8'00" (4.09m x 2.44m)

Comprehensively fitted with stunning range of contemporary units comprising solid wood work surfaces, eye level wall units, cupboard units, deep pan drawers, corner carousel unit, china display cabinets, recessed shelving, further high level surrounding shelving. One and a half bowl sink unit, cooker hood over. Integrated microwave Built in Neff dish washer. Integrated Bosch washing machine. Small breakfast bar, space for tall fridge/freezer. Outlook over rear garden, tiled floor sealed unit double glazing and radiator. Under unit concealed lighting and ceiling spot lighting. Door to outside.

## **CLOAKROOM**

White suite comprising low level WC, wash hand basin, radiator, opaque glazed window to front aspect.

## **LANDING**

Hatch to insulated and boarded loft space, radiator, two windows to front aspect.. Doors leading to

## **BEDROOM ONE**

14'9" x 13'5" (4.50m x 4.09m)

A superbly presented room with, aspect to the rear of the property with distant sea view (two windows), comprehensive range of fitted wardrobes (complete with

hanging rails and storage above) to two sides of the bedroom. TV and telephone points.

## **BEDROOM TWO**

10'5" x 9'1" (3.18m x 2.77m)

Sealed unit double glazed door with side access to the balcony with room for seating and affording excellent views toward the open sea in a southerly direction. Radiator, Built in storage cupboard housing the gas boiler.

## **SHOWER ROOM**

7'4" x 6'4" (2.24m x 1.93m)

Superbly presented with modern white suite comprising double sized shower with glazed screen, low level WC, inset wash hand basin with cupboard below. Ladder style radiator. Extractor fan.

## **OUTSIDE**

To the front of the property is unrestricted (non allocated) parking on the roadside whilst to the rear is a Mediterranean style, fully enclosed courtyard garden measuring approximately 32' in length and providing a secluded, sunny sitting out area. The garden enjoys direct access from the living room and kitchen together with courtesy door leading to the SINGLE GARAGE 17'04" x 10'00" with remote up and over door, power and lighting. Please note the garage is held on a renewable annual rolling lease with a rent of £80 per annum payable. There is also a useful log store.

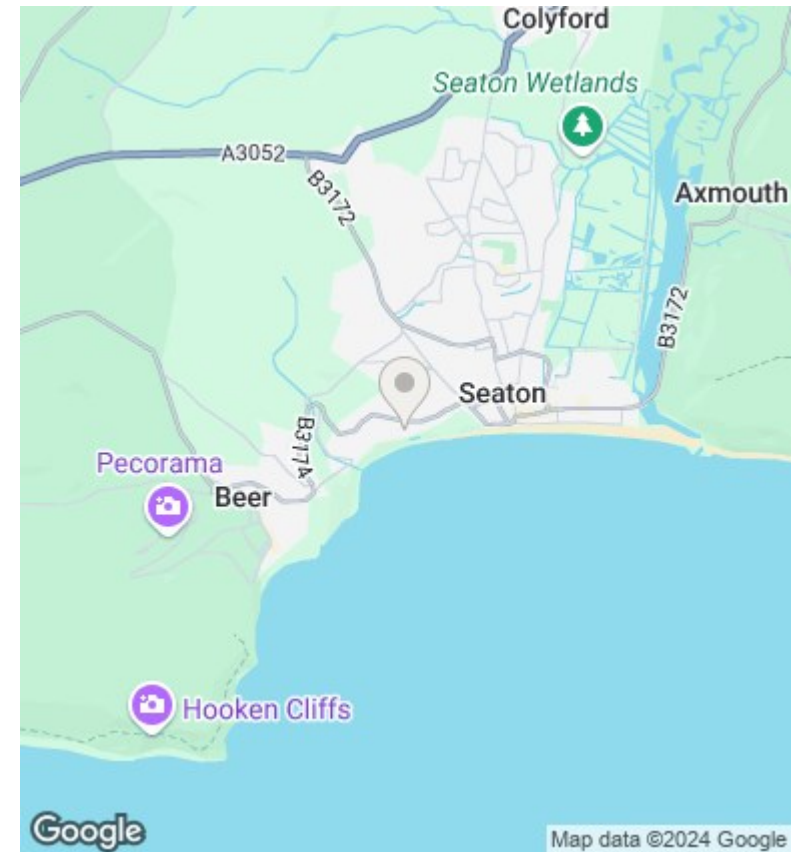
## Directions

## 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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	