



13 Highwell Road, Seaton, EX12 2RR

Asking Price £325,000 Freehold

- A substantial end of terrace, double fronted house
- Living room, sitting room and conservatory
- Gas central heating
- Residents permit street parking
- Highly convenient town centre location
- Spacious kitchen/dining room
- Sealed unit double glazing
- Three bedrooms
- Ground floor cloakroom and shower room
- Excellent enclosed south facing garden with workshop

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This is a very attractive, end of terrace, double fronted house offered for sale for the first time in 50 years and located in a highly convenient road within easy walk of the sea front and town centre amenities. The property could benefit from some modernisation in places but does offer gas central heating and sealed unit double glazing. There is flexible accommodation including a living room, a further sitting room, a spacious kitchen/diner, conservatory and cloakroom on the ground floor. On the first floor are three bedrooms and a shower room. Outside, a particular feature of the house is the fully enclosed, level, mature south facing garden which includes a good sized workshop and side pedestrian access.



Council Tax Band: C



ENTRANCE

Front door leading to

RECEPTION HALL

Coats hanging area, high level storage cupboard, understairs storage, stairs to first floor, doors leading to

LIVING ROOM

14'09" x 11'08" max (4.50m x 3.56m max)

Fireplace with hearth, surround and mantel over. Storage cupboards to side housing gas boiler. Door to further storage cupboard.. Bay window with aspect over the front of the house. Picture rail, radiator, archway leading to kitchen.

SITTING ROOM

14'09" x 11'10" (4.50m x 3.61m)

Original fireplace with tiled surround, mantel and hearth, aspect over the front of the property, picture rail.

CONSERVATORY

7'10" x 7'3" (2.39m x 2.21m)

Aspect over the rear garden.

KITCHEN/DINING ROOM

16'09" max x 11'10" max l-shape (5.11m max x 3.61m max l-shape)

A dual aspect room with outlook over the rear garden, fitted with roll top work surfaces, drawer units, cupboard units, eye level wall units, single drainer stainless steel sink unit. Plumbing for automatic washing machine. Space for cooker. Space for fridge. Door to pantry cupboard. Door to rear garden.

CLOAKROOM

Fitted with low level WC, wash hand basin.

FIRST FLOOR

Hatch to loft space, doors leading to

BEDROOM ONE

12' x 11'08" (3.66m x 3.56m)

A bright, dual aspect room with open views from the rear across the town to the sea beyond, feature fireplace, pedestal wash hand basin with tiled splash back.

BEDROOM TWO

11'08" x 9'08" (3.56m x 2.95m)

Aspect over the front, feature fireplace.

BEDROOM THREE

10' x 8'06" (3.05m x 2.59m)

Aspect over the rear garden.

SHOWER ROOM

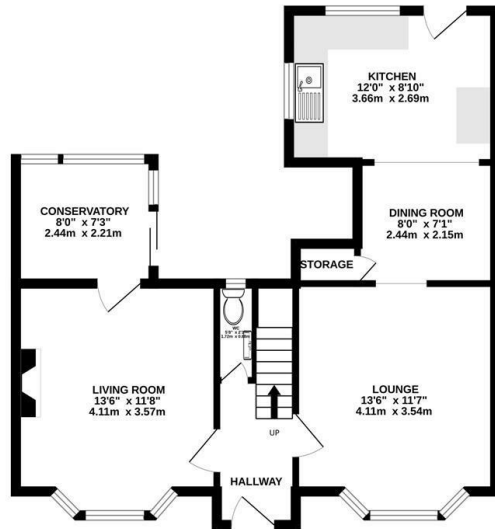
6'0" x 4'06" (1.83m x 1.37m)

Fitted with white suite suite, corner wash hand basin, glazed shower cubicle, tiled surrounds.

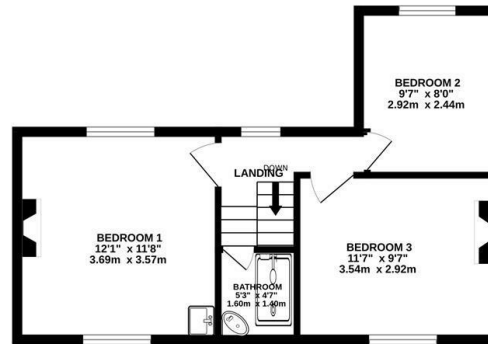
OUTSIDE

To the rear of the house is a very attractive, fully enclosed, south facing garden (overall measurements approx 40' length x 29 feet wide) which is well stocked with a wide range of shrubs, plants and trees. There is also a vegetable garden with raspberry canes and three fruit trees. Timber WORKSHOP 13'05 x 7'00" with power and light connected. Level lawn, sitting out area with good deal of seclusion. Side pedestrian access. There is on street residents only parking (unreserved) available by way of a EDDC permit.

GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.

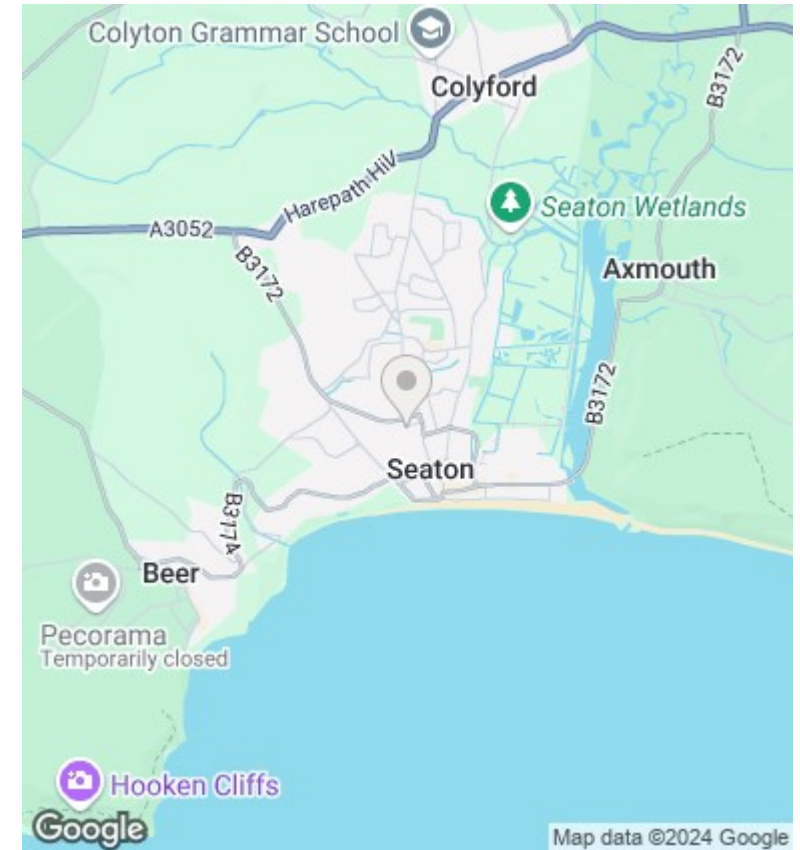


1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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		
(81-91) B		78
(69-80) C	64	
(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	