



8 Swan Road, Seaton, EX12 2US

Asking Price £350,000 Freehold

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A superbly finished, extended town house to the Bovis Homes 'Tetbury' design, presented to 'show home' standard throughout whilst occupying a highly convenient, level location. The property, owned by our clients from new, has been the subject of considerable expenditure including the addition of a high quality sun lounge and numerous upgrades/improvements. The house is decorated in neutral tones whilst benefitting from sealed unit double glazing and gas central heating. The extensive accommodation includes, on the ground floor a living room leading to a spacious sun lounge/conservatory (currently used as a dining room), stunning contemporary kitchen with eye level oven, integrated fridge, freezer and dish washer and a cloak room. On the first floor we find two double bedrooms and a family bathroom whilst on the second floor is the master bedroom with sea glimpse and en-suite shower room. Outside the property enjoys a delightful secluded, easy to maintain rear garden and direct access to a parking space and the single garage.

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Council Tax Band: C



GROUND FLOOR

ENTRANCE

Front door (upgraded) and bespoke letter box to

RECEPTION HALL

Complete with down lighters, tiled floor, radiator and stairs to first floor. Doors leading to

CLOAKROOM

Fitted with white suite comprising low level WC, wash hand basin with tiled surrounds. Double fronted cupboards, radiator.

KITCHEN

9'00" x 8'09" (2.74m x 2.67m)

Comprehensively fitted to a high standard including wall surfaces, eye level wall units, drawer units, cupboard units. Range of integrated appliances including dish washer, fridge, freezer, eye level oven with meat probe and steam. Inset hob with extractor hood over. One and a half bowl sink unit, gas boiler, under unit down lighters, tiled flooring and radiator.

LIVING ROOM

With aspect over the rear garden, multimedia/WiFi/TV points, fitted window shutters, down lighters, built in storage cupboard housing Megaflow hot water cylinder. Karndean flooring. Leading to

CONSERVATORY/SUN ROOM

10'10" x 9'02" (3.30m x 2.79m)

A stunning addition to the property and constructed approx 2 years ago, this room features tri-fold doors to the garden, fitted blinds, radiator, down lighters and Karndean flooring.

FIRST FLOOR

Landing with doors to

BEDROOM TWO

12'06" x 9'02" (3.81m x 2.79m)

Aspect over the rear of the house, TV point, tel point, radiator, fitted window shutters.

BEDROOM THREE

9'02" x 7'01" (2.79m x 2.16m)

With fitted shutters, radiator, telephone point. Aspect to the front.

FAMILY BATHROOM

7'07" x 5'08" (2.31m x 1.73m)

Fitted with white suite comprising deep panelled bath with central taps, fitted shower, ladder style heated towel rail, inset WC, wash hand basin, ladder style heated towel rail, tiled floor, attractive tiled surrounds, down lighters, extractor unit.

INNER LANDING

Radiator and stairs to 2nd floor

SECOND FLOOR

13'10" into recess max x 12'09" max (4.22m into recess max x 3.89m max)

Complete with built in double fronted wardrobes (lighting in wardrobes and access to eaves), sea glimpse in the distance, fitted window shutters, access to loft space. radiator. Door to En-Suite

EN-SUITE SHOWER ROOM

5'08" x 4'06" (1.73m x 1.37m)

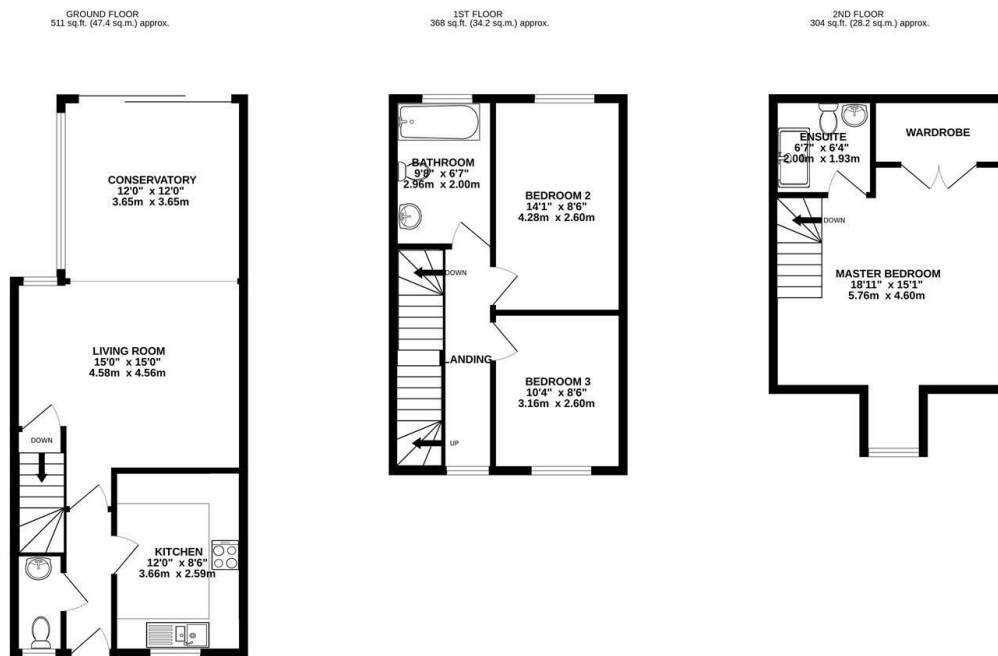
Comprising inset WC, wash hand basin, double fronted storage cupboard, heated towel rail, large shower area with screen, extractor. Attractive tiling throughout.

OUTSIDE

To the front is a low maintenance area whilst to the rear is a secluded, fully enclosed garden which is laid to natural stone terracing/patio and offers a good deal of seclusion and privacy. A particular feature of the property is the gateway at the end of the garden which provides direct access to the parking space and single garage. Also situated in the rear garden is a large timber store with power connected.

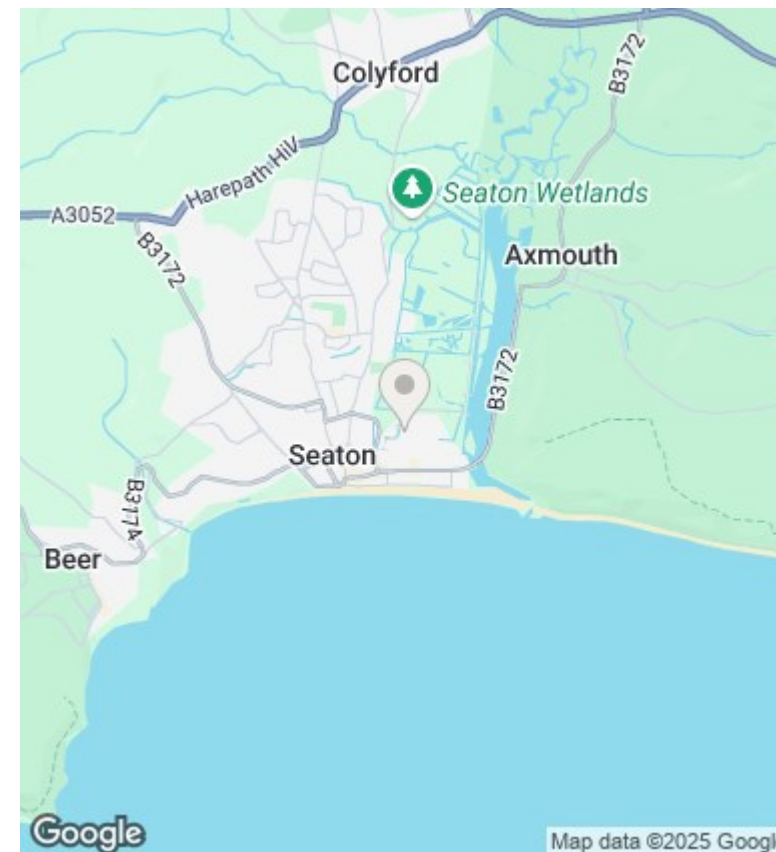
AGENTS NOTE

Please be aware there is an annual charge for maintenance of communal areas etc
Broadband: Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.
Mobile phone coverage: For more information can be found checker.ofcom.org.uk
All mains services are connected



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 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
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	