



29 Scalwell Park, Seaton, Devon, EX12 2DB

Asking Price £325,000 Freehold

- A spacious detached bungalow
- Good sized living room
- Gas central heating and sealed unit double glazing
- No onward chain
- Three bedrooms
- Well fitted modern kitchen & utility room
- Driveway & single garage
- Excellent, peaceful location, easy access to town centre
- Refitted white suite bathroom
- Attractive, secluded south facing gardens

29 Scalwell Park, Seaton EX12 2DB

A spacious, detached bungalow occupying a level location and benefitting from a south facing, enclosed garden. This attractive bungalow is situated in the ever popular Scalwell Park area within easy walk, or short Hoppa bus ride, to the town centre and sea front. The accommodation briefly comprises a good sized living room, well fitted modern kitchen, utility room, three bedrooms and white white bathroom. There is gas fired central heating and sealed unit double glazing throughout. Outside is a a driveway providing off road parking and leads to the single garage with up and over door & courtesy door to the utility room. The front garden is neatly laid out with shrubs and plants whilst to the rear is a fully enclosed, south facing garden with natural stone terrace and raised shrub borders.



Council Tax Band: C



ENTRANCE

Sealed unit double glazed front door to

ENTRANCE PORCH

With sealed unit double glazing and door leading to lobby with arch to

LIVING ROOM

21'03" x 14'02" (6.48m x 4.32m)

Aspect over the front of the property

INNER HALL

Radiator, access to loft space, doors leading to

KITCHEN

10'00" x 8'06" (3.05m x 2.59m)

Comprehensively fitted with range of units including roll top work surfaces, drawer units, cupboard units, eye level wall units, china display cabinet, five burner gas hob, oven below and extractor unit over. Stainless steel single drainer sink unit, shelved larder cupboard. Attractive tiled surrounds, tiled floor. Side aspect with sealed unit double glazing.

UTILITY ROOM

8'08" x 6'02" (2.64m x 1.88m)

Plumbing for automatic washing machine, space for dryer, space for fridge freezer, shelving. Sliding door to garage and door to rear garden.

BEDROOM ONE

15'08" x 10'00" (4.78m x 3.05m)

Aspect over the rear garden, radiator, sealed unit double glazing. Range of built in wardrobes.

BEDROOM TWO

10'10" x 10'00" (3.30m x 3.05m)

Aspect over the rear garden. Radiator, sealed unit double glazing.

BEDROOM THREE

7'10" x 7'07" (2.39m x 2.31m)

Side aspect, radiator, sealed unit double glazing.

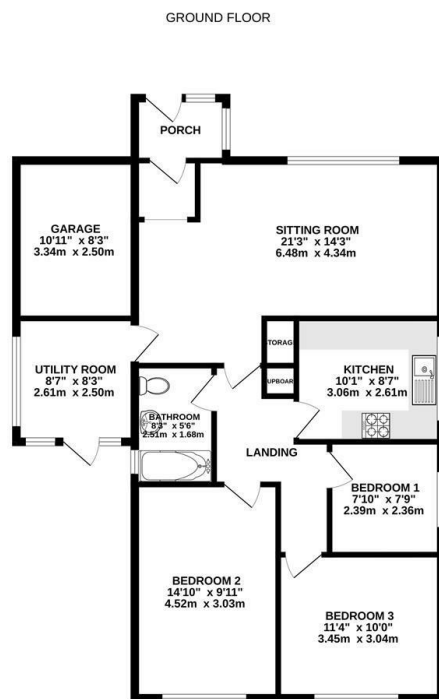
BATHROOM

8'01" x 6'02" (2.46m x 1.88m)

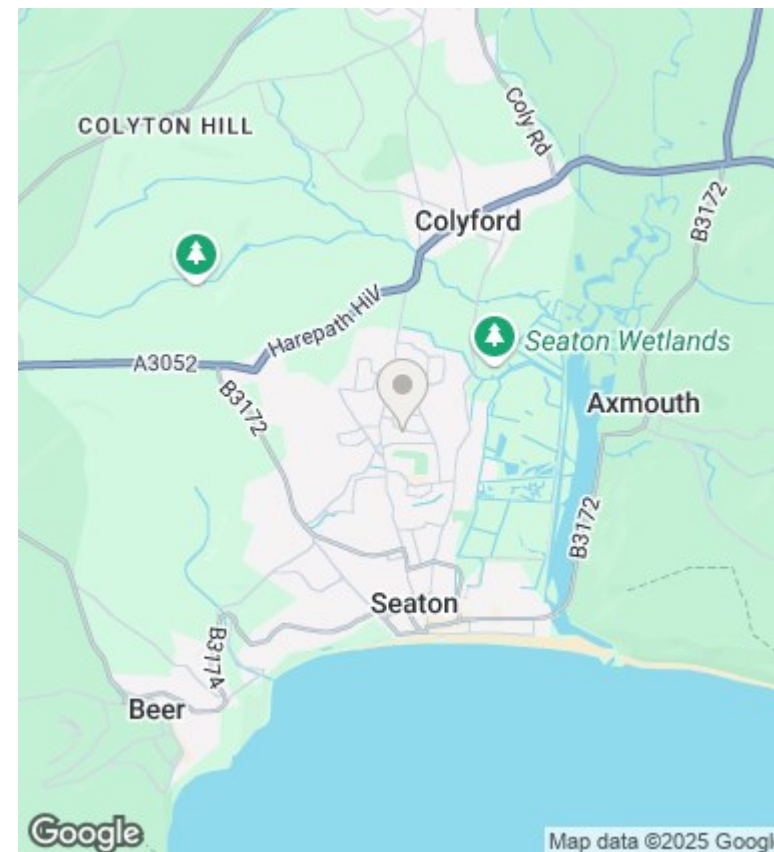
Fitted with white suite comprising 'P' shaped bath with fitted Mira shower unit. Inset wash hand basin with cupboards below. Low level WC. Chrome heated towel rail. Side aspect with sealed unit double glazing. Fully tiled throughout. Vinyl flooring.

OUTSIDE

To the front of the bungalow there is a driveway which leads in turn to the single attached garage with up and over door, power, light and courtesy door to utility room. The front garden is stocked with a range of mature plants and shrubs together with gravelled areas. A side pedestrian access leads to the rear garden which is south facing, fully enclosed, laid to natural stone paving with a range of attractive raised stone planters and shrub borders. The rear garden is L shaped and wraps around to lead back to the utility and garage. Maximum width of garden approximately 35 feet.



Whilst every attempt has been made to ensure the accuracy of the description 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 for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation 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		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		