



## 17 Rowan Drive, Seaton, EX12 2UH

Asking Price £350,000 Freehold

- A spacious detached bungalow
- Elevated location with open outlook
- Bathroom and en-suite shower room
- Easy access to town centre and sea front
- Desirable, peaceful cul de sac location
- Dual aspect living room and conservatory
- Attractive, enclosed and secluded rear garden
- Two/three bedrooms
- Kitchen/breakfast room
- Long driveway and single garage



# 17 Rowan Drive, Seaton EX12 2UH

This is a spacious, attractive detached bungalow occupying a peaceful yet convenient location within reach of the town centre amenities and sea front. The property is decorated in neutral tones throughout whilst benefitting from sealed unit double glazing and gas central heating. The accommodation includes a reception hall, dual aspect living room, dining room/bedroom three, two further double bedrooms, en-suite shower room to master bedroom, further bathroom (currently fitted with an assisted bath). Outside, the bungalow is approached over a long driveway providing off road parking for upto three vehicles and leads in turn to the single garage. The front garden is neatly presented with a range of mature specimen shrubs and plants. The rear garden is arranged on two levels and includes a level patio and steps upto a further area of colourful shrubs.



Council Tax Band: E



### **ENTRANCE**

Covered entrance porch and front door leading to

### **RECEPTION HALL**

With storage cupboard, built in airing cupboard, , hatch to part boarded loft space with fitted ladder and light. Radiator, doors leading to

### **LIVING ROOM**

16'08" x 12'03" (5.08m x 3.73m)

A bright dual aspect room with a southerly aspect, stone fireplace with hearth and mantel over with fitted electric fire, radiator, door leading to

### **DINING ROOM/BEDROOM THREE**

12'08" x 8'00" (3.86m x 2.44m)

Aspect over the front garden, radiator.

### **KITCHEN/BREAKFAST ROOM**

11'02" x 11'01" (3.40m x 3.38m)

Aspect to the rear, 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 fridge, space for cooker, wall mounted gas boiler. radiator. door leading to

### **CONSERVATORY**

12'00" x 9'10" (3.66m x 3.00m)

Complete with fitted blinds and doors to rear garden

### **BEDROOM ONE**

11'04" x 10'08" (3.45m x 3.25m)

Aspect over the gardens to rear, radiator, floor to ceiling mirror fronted wardrobes, door to

### **EN-SUITE SHOWER**

8'00" x 3'07" (2.44m x 1.09m)

With shower cubicle & fitted Mira shower, low level WC, wash hand basin, tiled surrounds, radiator.

### **BEDROOM TWO**

10'10 x 9'05" (3.30m x 2.74m[1.52m)

with mirror fronted wardrobes and radiator.

### **BATHROOM**

9'04 x 8'06" (2.84m x 2.59m)

Fitted with assisted 1/2 bath, pedestal wash hand basin, low level WC, radiator, half tiled.

### **OUTSIDE**

To the front of the property a long driveway for upto three vehicles provides off road parking and leads to the single garage with power, strip lighting and courtesy door to rear garden. The front garden is mainly laid to lawn with an interesting collection of mature specimen mature shrubs. The frontage affords an open outlook across the town towards the sea, the Axe estuary and the Axe Cliff. Pathways each side of the bungalow lead to the rear, fully enclosed garden which is laid out on two levels including a paved patio area and from the higher level open views are offered towards the estuary and countryside beyond.

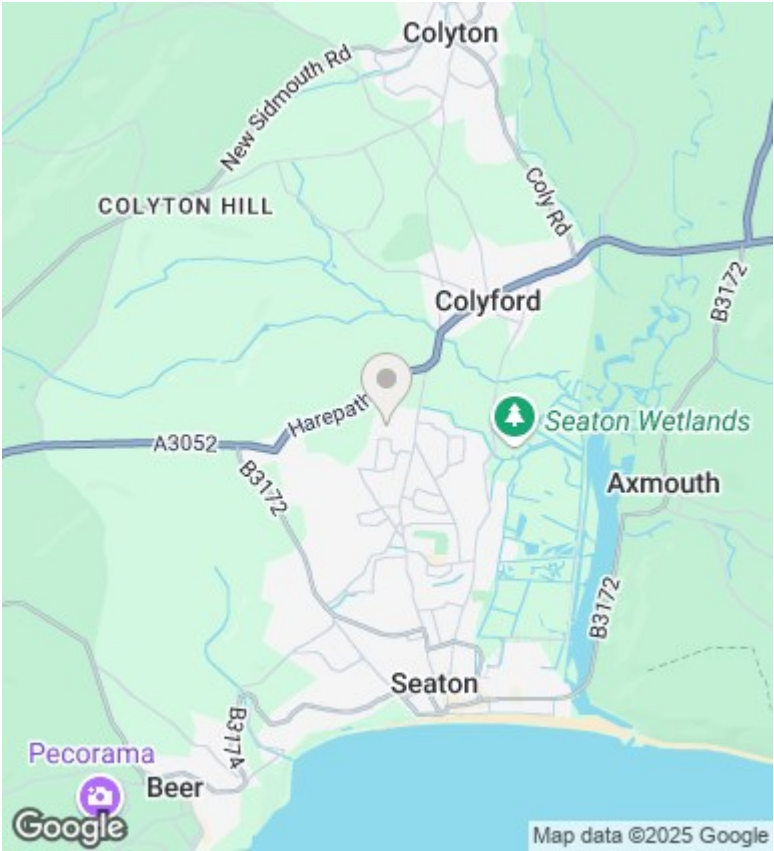
Directions

Viewings

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

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC