

67 Seaton Down Road, Seaton, Devon, EX12 2SB

By Auction £225,000 Freehold

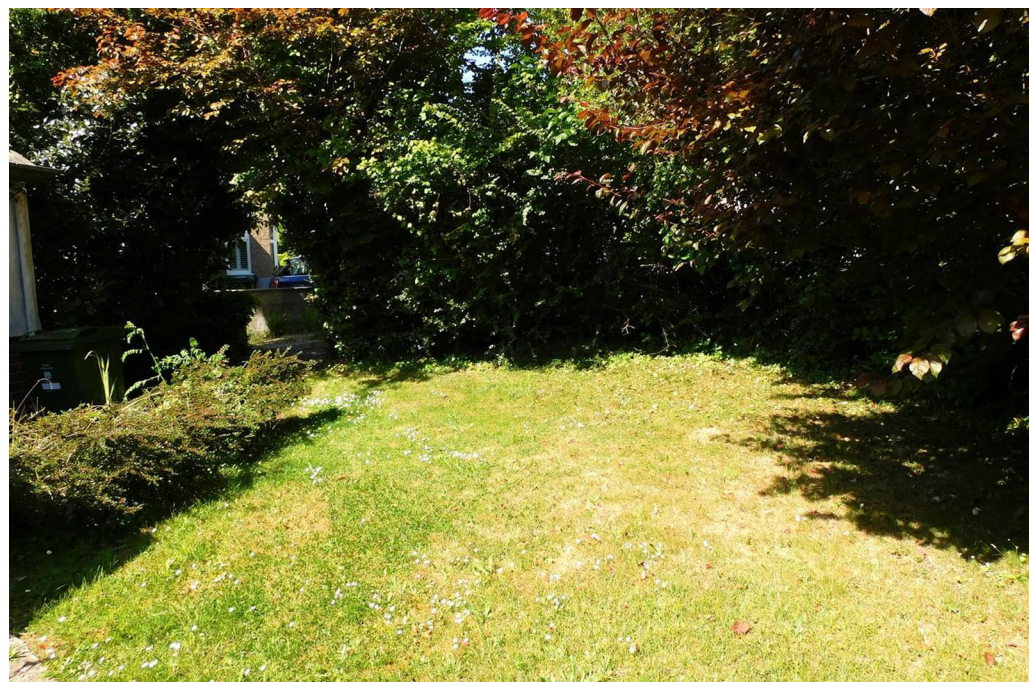
- FOR SALE BY TRADITIONAL ON LINE AUCTION
- Two bedrooms and small self contained annexe to rear
- Living room and dining room
- AUCTION END DATE 3rd June 2025 AT 12 NOON
- Improvement required some works completed
- Bathroom & en-suite shower room
- A spacious detached chalet style property
- Highly convenient location
- Level gardens, off road parking and single garage

67 Seaton Down Road, Seaton EX12 2SB

BEING SOLD BY TRADITIONAL AUCTION (ENDS 12.00 NOON TUESDAY 3RD JUNE 2025) IN CONJUNCTION WITH 247 PROPERTY AUCTIONS-please see terms and relevant fees info@247propertyauctions.co.uk. This is a detached chalet style property with a small self contained annexe to the rear-offering much scope and potential with some works including a new kitchen having been completed. Outside to the front is a level lawned garden whilst a shared driveway leads to the rear garden, parking and single garage.



Council Tax Band: D



ENTRANCE

Porch leading to

RECEPTION HALL

Stairs to first floor, doors leading to

LIVING ROOM

20'01" x 11'03" (6.12m x 3.43m)

DINING ROOM

12'01" x 8'11" (3.68m x 2.72m)

INNER HALL

Doors to

KITCHEN

14'04" x 7'09" (4.37m x 2.36m)

Recently refitted including integrated appliances with built in oven, hob and hood over. Built in dishwasher. built in fridge/freezer.

BATHROOM

8'05 x 6'05" (2.57m x 1.96m)

THE ANNEXE

A single storey annexe is located to the rear of the property. The annexe has a separate front door and also benefits from a connecting door into the main residence as well.

LOUNGE/BEDROOM

15'08" x 10'02 (4.78m x 3.10m)

With door leading to

KITCHEN

10'08" x 10'06" (3.25m x 3.20m)

Recently refitted and door leading to

SHOWER ROOM

6'05" x 5'01" (1.96m x 1.55m)

OUTSIDE

The property is approached over a shared driveway leading to a parking area and single garage. The front garden is laid to lawn with natural hedging and various shrubs. To the rear is a hard standing area with scope to extend further subject to the necessary consents and permissions

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the sellers solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK AND FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing age. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction) This reserve figure cannot be higher than 10% above a single figure guide. Please check the 247 Property Auctions website regularly at info@247propertyauctions.co.uk or contact them on 01395 247000 for upto date information. Following the fall of the hammer contracts are exchanged and there is no going back.

AUCTION FEES

The purchase of this property may include associated fees not listed here as it is to be sold via auction. To find out more about the fees associated with this property please call 247 Property Auctions on 01395 247000 or info@247propertyauctions.co.uk

GUIDE PRICE

An indication of a seller's minimum expectation at auction and given as a Guide Price or a range of Guide Prices. This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

RESERVE PRICE

Each auction property will be subject to a 'Reserve Price' below which the property cannot be sold at auction. Normally the 'Reserve Price' will be set within the range of 'Guide Prices' or no more than 10% above a single 'Guide Price'

Directions

Viewings

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

Council Tax Band

D

