



14 Mead Way, Seaton, EX12 2NR

Asking Price £305,000 Freehold

- A modern, extended mid terrace house
- Popular level location, easy access to amenities
- Attractive white suite bathroom
- Residents parking area-unallocated
- Three/four bedrooms
- Living room and separate dining room
- Sealed unit double glazing and gas heating to ground floor
- Versatile and spacious accommodation
- Good sized kitchen/breakfast room
- Enclosed, neatly presented rear garden

14 Mead Way, Seaton EX12 2NR

This is an extended, mid terrace modern house located in a popular level location close to the local school and doctors surgery whilst also within walking distance of town/beach. The house is well presented throughout whilst also offering gas heating (ground floor only) and sealed unit double glazing. The property has been extended to both the front and rear, now offering versatile accommodation briefly comprising on the ground floor an entrance hall, spacious living room, dining room, study/bedroom four, kitchen/breakfast room & cloakroom. On the first floor are three bedrooms and a family bathroom. Outside, to the front there is a residents parking area (non allocated) & a small gravelled area. To the rear is an attractive enclosed, easy to maintain garden which enjoys a good deal of privacy.



Council Tax Band: C



GROUND FLOOR

ENTRANCE

Front door leading to

RECEPTION HALL

With side aspect window, radiator, understairs storage cupboard, doors leading to

KITCHEN/BREAKFAST ROOM

13'03 x 10'07" (4.04m x 3.23m)

Aspect to the front and fitted with range of modern units comprising rolltop work surfaces, drawer units, cupboard units, eye level wall units, china display cabinets. Breakfast bar. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Wall mounted gas fired boiler. Space for fridge, space for freezer, space for cooker. Spot lighting, tiled surrounds, radiator.

LIVING ROOM

16'08" x 9'08" (5.08m x 2.95m)

With archway leading to dining room and twin doors leading to bedroom four/study. TV point. Radiator.

DINING ROOM

12'05 x 7'06" (3.78m x 2.29m)

With aspect over the rear garden, radiator, sealed unit double glazed sliding doors to outside. Velux window to vaulted ceiling.

OFFICE/BEDROOM FOUR

12'05 x 6'07" (3.78m x 2.01m)

With aspect over rear garden, spot lighting, radiator.

CLOAKROOM

Fitted with white suite comprising low level WC, wash hand basin with tiled splash back. Shelved cupboard housing space and vent for dryer.

FIRST FLOOR

LANDING

Hatch to loft space, doors leading to

BEDROOM ONE

10'05" x 10'05" (3.18m x 3.18m)

Open aspect to the front of the property with view across green towards Axe valley countryside in the distance.

BEDROOM TWO

12'07" x 10'05" (3.84m x 3.18m)

Aspect over the rear garden

BEDROOM THREE

8'07" x 8'03" (2.62m x 2.51m)

Aspect to the rear

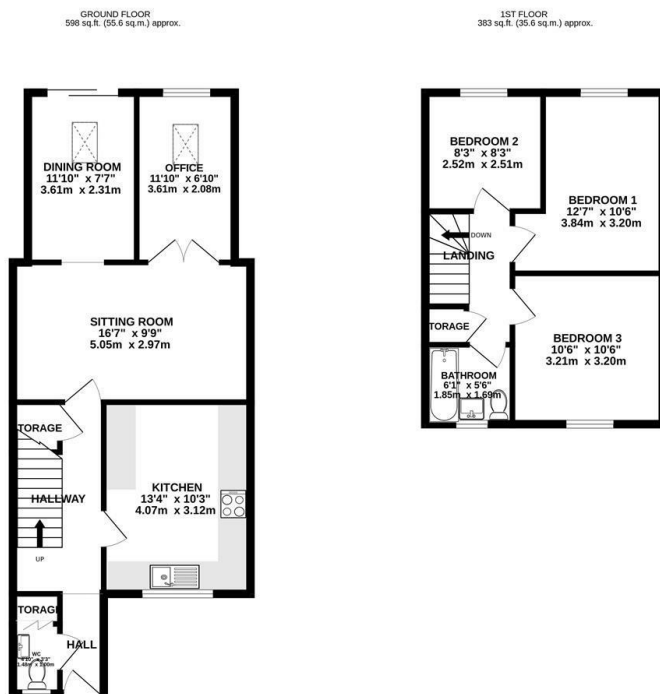
BATHROOM

6'00" x 5'10" (1.83m x 1.78m)

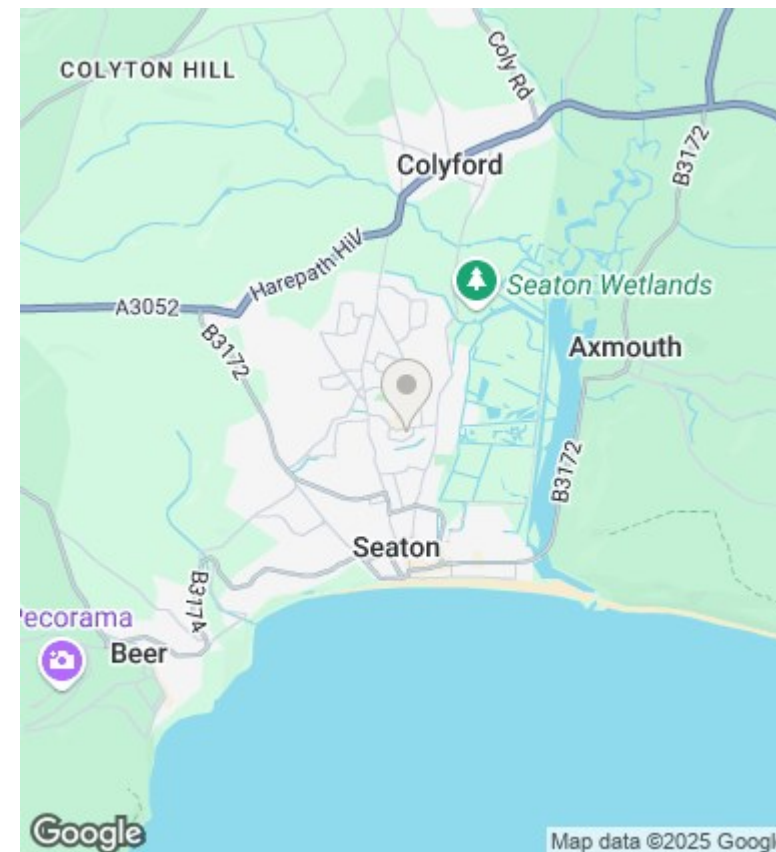
Comprehensively fitted with white suite comprising panelled bath with fitted shower, pedestal wash hand basin, low level WC, fully tiled throughout, attractive flooring. Obscure window to front.

OUTSIDE

To the front of the house is a small gravelled area. To the rear is a fully enclosed, secluded, neatly presented garden laid out with ease of maintenance in mind and offering level gravelled area ideal for sitting out. Flower and shrub border stocked with variety of plants. Rear pedestrian gate. Outside lighting.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Metropix 10/25



Directions

Tanyards Court, Queen Street, Seaton, Devon, EX12 2NY
 01297 24022

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		
(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	

salesseaton@harrisandharrisestates.co.uk
 www.harrisandharrisestates.co.uk