



6A Larch Close, Seaton, EX12 2TS

£220,000 Freehold

- Semi detached bungalow
- Lounge with full length bay window with views
- Private rear garden with seating area and storage shed
- Tucked away in a corner with plenty of parking
- Large conservatory
- Double bedroom
- gas central heating and wood burning stove
- Kitchen with plenty of cupboard space

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Very private semi detached one bedroom bungalow tucked away in a corner plot with it's own drive with plenty of parking and flower borders. Double glazing throughout and gas central heating. The lounge features a wood burning stove. The garden benefits from numerous storage sheds and a gateway leading along the side of the property to the rear garden.



Council Tax Band: A



Lounge

11'5" x 10'7" (3.5 x 3.24)

Front door leading into a small alcove and then into the lounge. Full length bay window with views across the valley. Wood burning fire and radiator. Door leading off into an internal hallway.

Kitchen

4'9" x 8'5" (1.46 x 2.59)

Door leading in from the inner hallway. A variety of both base and wall units. Built in oven and hob with extractor fan over. Space for washing machine. Stainless steel sink and taps under window with views. Lino flooring.

Inner Hallway

Doors leading off to all the rooms. Cupboard with boiler and storage. Further space for fridge freezer

Bathroom

6'7" x 6'7" (2.02 x 2.02)

The bathroom consists of a good size walk in shower with electric shower. Low level white toilet and wash hand basin built into a vanity unit. Window to the rear

Bedroom

8'9" x 9'7" (2.68 x 2.93)

Double size bedroom with wardrobe space. Door leading out into the conservatory

Conservatory

11'5" x 13'1" (3.5 x 4)

Large conservatory that adds to the living space. It has electric connections and a radiator. Wood effect flooring. Doors leading out into the rear garden.

Rear Garden

Mainly laid with paving slabs with plant borders. Shed for storage and a path leading down the side to the front giving access.



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 operability or efficiency can be given.
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Directions

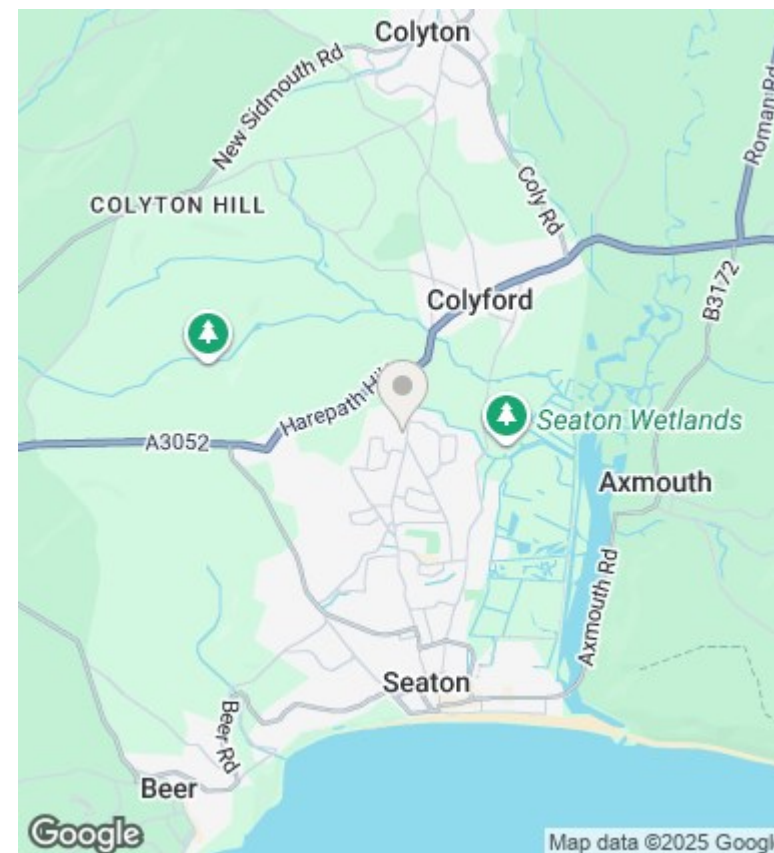
From our office travel along Queens Street until you reach the traffic lights. Turn onto Harepath Road and continue until you reach the edge of the town. Turn left into Popular Tree Drive then right into Ash Grove, then right again into Willow Close. Then turn left into Larch Close and the bungalow can be found at the end of the road

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(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