



11 Hillymead, Seaton, EX12 2LF

Asking Price £368,000 Freehold

- An attractive extended detached bungalow
- Spacious dual aspect living room
- Stunning, good sized south facing private gardens
- NO ONWARD CHAIN
- Quiet cul de sac location, level walk to town
- Gas central heating and sealed unit double glazing
- White suite shower room
- Three bedrooms
- Driveway and single garage
- Well fitted kitchen/breakfast room

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This is a particularly attractive, extended detached bungalow located in a desirable, peaceful cul de sac within level walk of the beach and town centre. The property is well presented throughout whilst also benefitting from sealed unit double glazing and gas fired central heating. The accommodation briefly comprises an entrance hall, spacious dual aspect living room, good sized kitchen/breakfast room, three bedrooms (including a large master bedroom with sliding doors to garden) and white suite shower room.

Outside, a driveway provides off road parking and leads to the detached garage/workshop. A real feature of the bungalow are the landscaped, very well stocked secluded south facing gardens to the rear which include a profusion of specimen shrubs, lawn and level patio. NO ONWARD CHAIN



Council Tax Band: C



ENTRANCE

Sealed unit double glazed front door and side panel to

RECEPTION HALL

Radiator, hatch to loft space, airing cupboard with boiler and slatted shelving, doors leading to

LIVING ROOM

18'04" x 13'03" (5.59m x 4.04m)

A spacious dual aspect room with views over the rear garden, fitted range of shelving, gas fire, radiator, sliding doors to outside.

KITCHEN/BREAKFAST ROOM

10'10" x 10'03" (3.30m x 3.12m)

Aspect over the front garden and fitted with comprehensive range of units including roll top work surfaces, drawer units, cupboard units, eye level wall units, single drainer sink unit, tiled surrounds, space for cooker, strip lighting, radiator. Door leading to

REAR PORCH

6'0" x 3'07" (1.83m x 1.09m)

With plumbing for automatic washing machine, roll top work surface, door to outside.

BEDROOM ONE

15'05 x 12'02" (4.70m x 3.71m)

Aspect over the rear garden, sliding sealed unit double glazed doors to garden, radiator.

BEDROOM TWO

10'04" x 8'05" (3.15m x 2.57m)

Aspect over the rear garden, radiator

BEDROOM THREE

12'07" x 6'00" (3.84m x 1.83m)

Aspect over the front garden, radiator.

SHOWER ROOM

8'03" x 7'02" (2.51m x 2.18m)

White suite including double sized shower with glazed screens, low level WC, wash hand basin, radiator, shaver/light point, tiled surrounds.

OUTSIDE

To the front of the bungalow a driveway provides off road parking and leads to the detached single garage/workshop with power and light connected. The front garden is easy to maintain with lawn and shrubs. To the rear is a particularly attractive, secluded mature garden which is fully enclosed, enjoys a fine southerly aspect and is stocked with a wide range of plants, shrubs and small trees. There is also a lawned area and private paved patio.

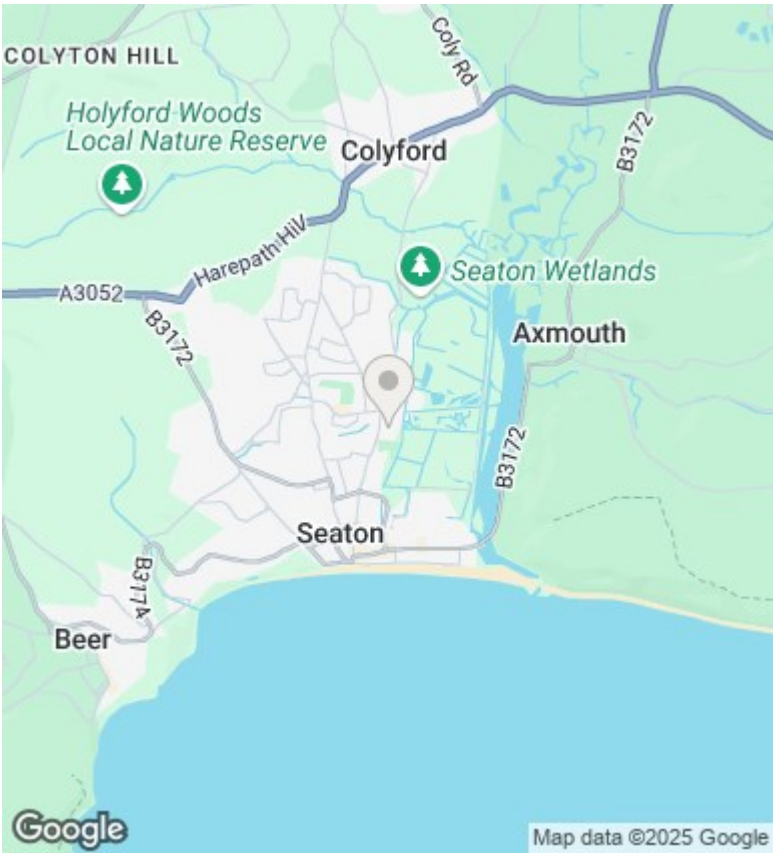
Directions

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		85
(81-91) B		
(69-80) C	69	
(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 