



Glendare, 46 Fore Street, Seaton, EX12 2AD

Price Guide £450,000 Freehold

- A stunning period, double fronted house
- Spacious living room
- Gas central heating and sealed unit double glazing
- Attractive enclosed, private rear garden.
- Town centre location-close to beach and amenities
- Well fitted kitchen/breakfast room
- Well presented throughout
- Six/seven bedrooms
- Two bathrooms and a shower room
- Ideal family home

46 Fore Street, Seaton EX12 2AD

Glendare is a substantial, spacious period property located right in the heart of this popular town and within easy walking distance of the sea front, shops and amenities. The property is laid out over three floors with accommodation on the ground floor including a reception hall, living room, well fitted kitchen/breakfast room, shower room and dining room/bedroom. On the first floor are . On the second floor are . The property is presented in very good decorative order whilst benefitting from sealed unit double glazing and gas fired central heating. Outside, to the rear of the house is a stunning, fully enclosed garden laid out with ease of maintenance in mind and enjoying a fine westerly aspect.



Council Tax Band: E



GROUND FLOOR

ENTRANCE

RECEPTION HALL

LIVING ROOM

17'09" x 9'05" (5.41m x 2.87m)

With aspect over the front of the property and feature bay window

KITCHEN/BREAKFAST ROOM

22'06" x 7'08" (6.86m x 2.34m)

BEDROOM ONE/DINING ROOM

15'00" x 10'07" (4.57m x 3.23m)

LOWER GROUND FLOOR

CELLAR

Accessed from the hallway and providing a useful storage area.

FIRST FLOOR

Landing doors to

BEDROOM TWO

16'00" x 9'08" (4.88m x 2.95m)

BEDROOM THREE

15'04" x 10'05" (4.67m x 3.18m)

BEDROOM FOUR

17'08" x 9'09" (5.38m x 2.97m)

FAMILY BATHROOM

SECOND FLOOR

Landing with doors leading to

BEDROOM FIVE

15'08" x 10'05" (4.78m x 3.18m)

With walk in storage room

EN-SUITE BATHROOM

BEDROOM SIX

9'09" x 9'09" (2.97m x 2.97m)

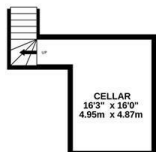
BEDROOM SEVEN

9'09" x 7'10" (2.97m x 2.39m)

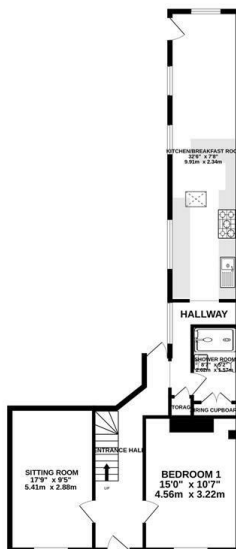
OUTSIDE

To the rear of the property is a delightful, fully enclosed, secluded west facing garden neatly laid to paved patio with collection of shrub borders.

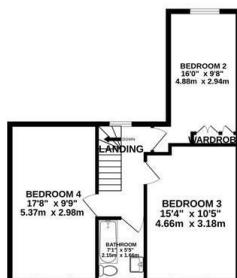
BASEMENT
356 sq ft (32.4 sq m) approx.



GROUND FLOOR
764 sq ft (70.6 sq m) approx.



1ST FLOOR
552 sq ft (51.3 sq m) approx.

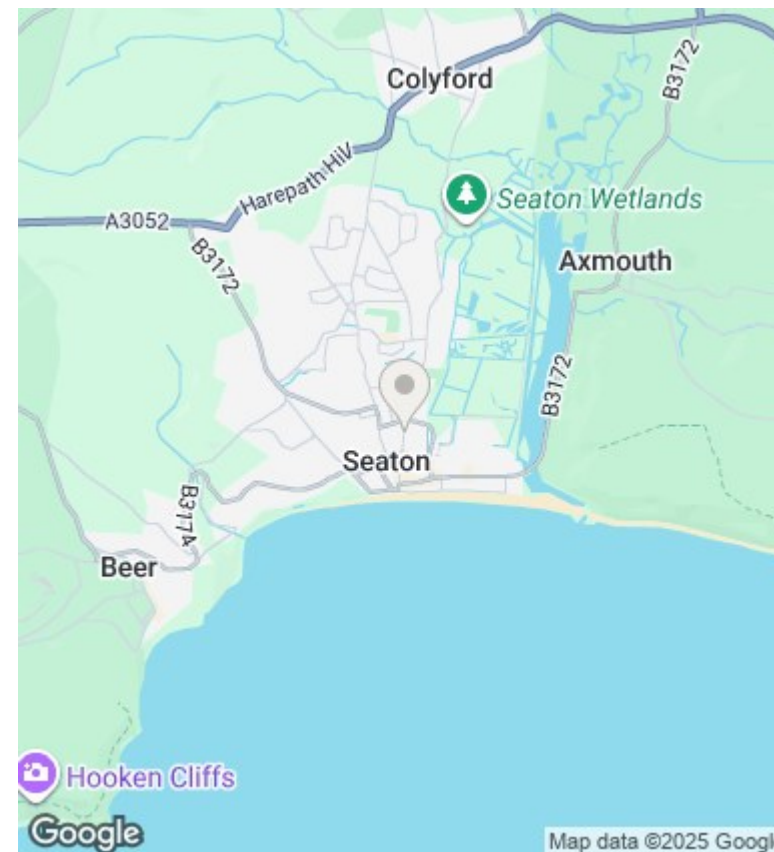


2ND FLOOR
447 sq ft (41.5 sq m) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. 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

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		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		