



15 Rowan Drive, Seaton, EX12 2UH

Asking Price £395,000 Freehold

- A stunning, spacious detached bungalow
- Two good sized double bedrooms with built in wardrobes
- Refitted integrated kitchen/breakfast room
- Long driveway leading to single garage.
- Presented to an exceptional standard throughout
- 24 foot dual aspect living room
- Refitted family shower room and refitted en-suite shower room
- Desirable, peaceful cul de sac location with views
- Impressive, well appointed conservatory
- Attractive, landscaped gardens to rear with private patio

15 Rowan Drive, Seaton EX12 2UH

A superbly presented, modern detached bungalow that is presented to 'show home' standard throughout and enjoys a peaceful, cul de sac location within reach of the beach and town centre amenities. The property occupies a slightly elevated location which affords some excellent views across the Axe Estuary to the village of Axmouth and surrounding East Devon countryside. The property has been the subject of an extensive modernisation programme including a new contemporary kitchen and replacement of both the main shower room and the en-suite facilities. This spacious bungalow offers accommodation including a 24 foot long living room with dual aspect and views, stunning integrated kitchen, two good sized double bedrooms both with built in wardrobes/storage, family white suite walk in shower room, contemporary en-suite shower room to master, excellent conservatory with fitted blinds and double doors to rear garden. Outside, to the front a long driveway provides off road parking and leads to the attached single garage. The front garden is mediterranean in style with gravelled areas, selection of specimen plants, shrubs and trees. To the rear is a secluded, landscaped garden on various levels with paved patio and profusion of mature shrubs. FLOORPLAN TO FOLLOW.



Council Tax Band: E



ENTRANCE

Front door and canopied porch leading to

RECEPTION HALL

Built in coats cupboard, airing cupboard, hatch to loft space with lighting, radiator, doors leading to

LIVING ROOM

24'11" x 12'04" (7.59m x 3.76m)

A bright multiple aspect and very spacious room enjoying a southerly aspect with excellent views towards the Axe Estuary and village of Axmouth. Feature fireplace (electric) with remote control and lighting. hearth, surround and mantel over.

KITCHEN/BREAKFAST ROOM

10'10" x 10'09" (3.30m x 3.28m)

Comprehensively refitted to a high quality throughout and comprising work surfaces, drawer units, cupboard units, eye level wall units, deep pan drawers, single drainer sink unit, space for fridge freezer. Integrated dish washer, inset hob, oven below, extractor over. Plumbing for washing machine, downlighters, attractive tiled surrounds door leading to

CONSERVATORY

11'06 x 10'11" (3.51m x 3.33m)

Open views in an easterly direction, fitted ceiling blinds, double doors to outside.

BEDROOM ONE

13'07 x 10'09" (4.14m x 3.28m)

Aspect over the rear garden, range of mirror fronted sliding wardrobes.

EN-SUITE SHOWER ROOM

Comprehensively refitted with white suite comprising shower with shower screen, inset wash hand basin with cupboards below, chrome heated towel rail, low level WC, tiled surrounds. Fitted mirror with integrated demister and lighting

BEDROOM TWO

12'11" x 9'04" (3.94m x 2.84m)

Fitted with double fronted wardrobes, radiator, side aspect.

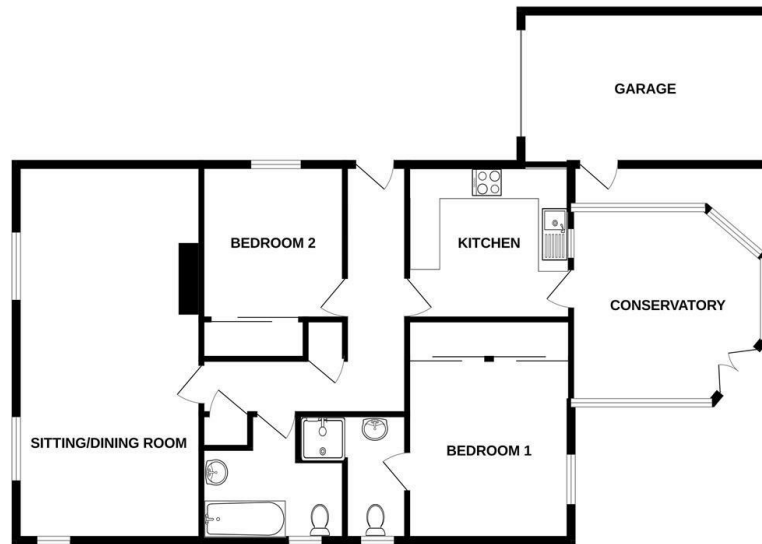
SHOWER ROOM

Refitted with white suite comprising, double sized walk in shower, pedestal wash hand basin with cupboards below, low level WC, chrome heated towel rail, fitted mirror with integral lighting and demister. Side aspect, tiled surrounds.

OUTSIDE

To the front of the bungalow is a well presented level garden laid to gravel together with a variety of specimen shrubs giving the area a mediterranean feel. Also to the front a driveway provides off road parking and leads to the attached garage with power, lighting and powered door, courtesy door to rear. The rear garden is a real feature of the property and has been beautifully landscaped on a variety of levels and stocked with a profusion of mature specimen plants, shrubs/small trees. Secluded, good sized paved patio. From the top level there are some views towards the estuary and the sea in the distance. Side pedestrian access.

GROUND FLOOR



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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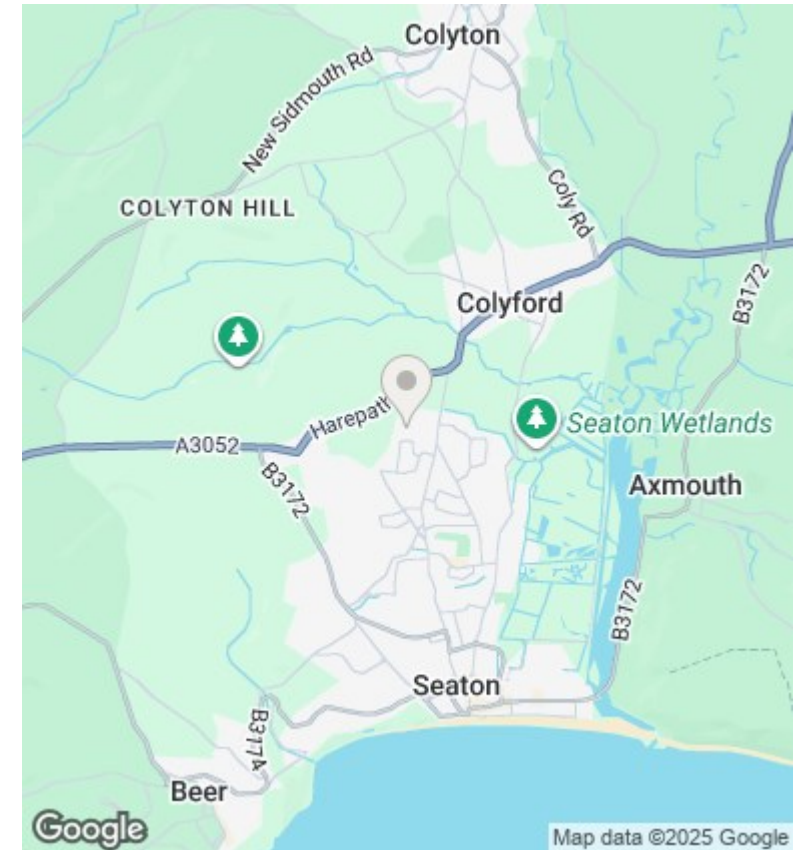
Directions

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		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		