



67 Wychall Park, Seaton, EX12 2EL

Asking Price £329,500 Freehold

- A well presented detached bungalow
- Dual aspect living room and conservatory
- Gas central heating and sealed unit double glazing
- NO ONWARD CHAIN
- Desirable, peaceful location, convenient for town and beach
- Refitted kitchen and adjoining breakfast room
- Well stocked, fully enclosed, good sized rear garden
- Two double bedrooms
- Contemporary white suite bathroom
- Long driveway and attached single garage

67 Wychall Park, Seaton EX12 2EL

This is a very attractive, detached bungalow which has been the subject of a careful modernisation program and occupies a sought after, peaceful location within reach of the town amenities. The property offers spacious accommodation including a dual aspect living room, refitted kitchen, small adjoining breakfast room, conservatory leading to gardens, two double bedrooms and a contemporary white suite bathroom with separate WC. The bungalow is well presented in neutral tones throughout whilst benefitting from both sealed unit double glazing and gas central heating.

Outside, to the front of the property a long driveway provides off road parking leading in turn to the car port and single attached garage.

To the rear is a secluded, well stocked, fully enclosed garden which is of a good size and includes a level lawn, patio area, wide range of mature shrubs, plants and trees.

NO ONWARD CHAIN



Council Tax Band: C



ENTRANCE

FRONT DOOR

Leading to

RECEPTION HALL

Radiator, hatch to half boarded, insulated loft space with fitted pull down ladder and light, doors leading to

LIVING ROOM

16'05" x 10'06" (5.00m x 3.20m)

A bright dual aspect room with southerly aspect, fitted multi fuel burner with surround, TV point.

KITCHEN

10'09" x 8'07" (3.28m x 2.62m)

Aspect over the front garden and comprehensively fitted with range of units comprising work surfaces, drawer units, cupboard units and eye level wall units. One and a half bowl sink unit, Neff oven/grill, integrated hob and extractor over. Plumbing for automatic washing machine. Radiator. Recess for fridge/freezer. Tiled surrounds, storage cupboards. Concealed Worcester boiler. Door leading to

BREAKFAST ROOM

7'06" x 4'06" (2.29m x 1.37m)

With doors to both front and rear gardens.

BEDROOM ONE

12'06 x 8'06" (3.81m x 2.59m)

Aspect to the rear, radiator.

BEDROOM TWO

12'05" x 10'06" (3.78m x 3.20m)

Two radiators, sliding sealed unit double glazed doors to

CONSERVATORY

11'05" x 6'03" (3.48m x 1.91m)

Courtesy door to garage and further door to outside.

BATHROOM

6'01" x 4'09" (1.85m x 1.45m)

Refitted with white suite comprises free standing bath with shower, pedestal wash hand basin, radiator, tiled surrounds.

SEPARATE WC

Fitted with white WC

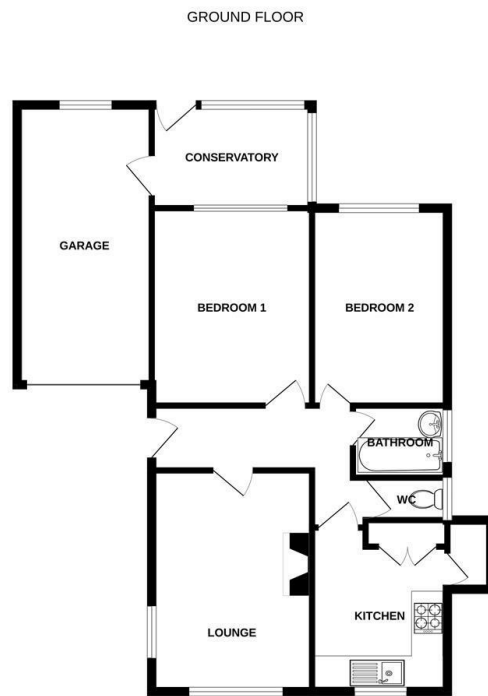
OUTSIDE

To the front a long driveway provides off road parking and leads to the car port which in turn leads to the garage with power and light connected. The front garden includes a level lawn and collection of mature shrubs and bushes.

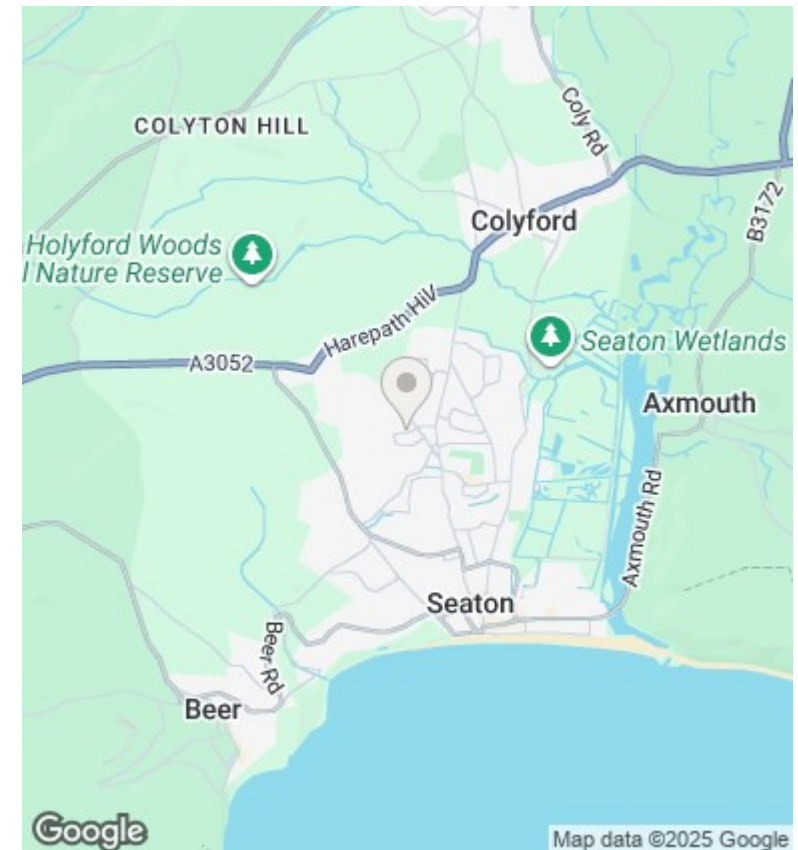
To the rear is a delightful, well stocked, fully enclosed garden which offers a profusion of interesting mature, shrubs, plants and trees. Ornamental fish pond. Secluded paved patio area. Timber garden shed.

AGENTS NOTE

We are advised cavity wall insulation has recently been added to the property.



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 misstatement. This plan is for guidance 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 condition 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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		