



## 10 West Acres, Seaton, EX12 2HP

Asking Price £339,500 Freehold

- An extended, well presented detached bungalow
- Spacious living room
- Attractive white suite bathroom
- Driveway and single garage
- Elevated, peaceful location with view of sea in the distance
- Well fitted kitchen/breakfast room
- Gas central heating and sealed unit double glazing
- Two double bedrooms
- Conservatory leading to gardens
- Delightful, good sized landscaped gardens

# 10 West Acres, Seaton EX12 2HP

This is a very well presented, modern extended detached bungalow located in a desirable, elevated location with views across the town to the sea beyond. The property is offered for sale for the first time since 2007 and this peaceful cul de sac is within a ten minute walk of the sea front, popular beach and town centre amenities. The property is decorated in neutral tones throughout whilst benefitting from sealed unit double glazing and gas central heating. The accommodation briefly comprises a large porch, reception hall, living room, kitchen/breakfast room, conservatory/sun lounge, two bedrooms and bathroom. Outside, a real feature of the bungalow is the extensive, landscaped rear garden which enjoys fine open views towards the sea and a sunny westerly aspect. There is also a driveway providing off road parking and a single attached garage.



Council Tax Band: D



## ENTRANCE

Front door leading to

## PORCH

Enjoying open views across the town to the sea beyond, door leading to

## RECEPTION HALL

Hatch to insulated loft space with fitted ladder, light and part boarded, airing cupboard with Vaillant gas boiler powering central heating and hot water system, doors leading to

## LIVING ROOM

16'07" x 11'04" (5.05m x 3.45m)

Aspect to the front of the property through large picture windows, feature fire place with wood burner, hearth, surround and timber mantel over. TV point, radiator, serving hatch to kitchen.

## KITCHEN/BREAKFAST ROOM

10'07" x 8'08" plus recess (3.23m x 2.64m plus recess)

Comprehensively fitted with range of modern units comprising roll top work surfaces, drawer units, cupboard units, eye level wall units, china display cabinets. Built in hob, oven below and hood over. Integrated fridge. Single drainer sink unit, plumbing for automatic washing machine. Tiled floor, side aspect, tiled surrounds. Twin doors leading to conservatory

## CONSERVATORY

11'03" x 7'00" (3.43m x 2.13m)

With views over the rear garden, tiled floor, fitted blinds, sliding door to outside

## BEDROOM ONE

11'03" x 10'01" (3.43m x 3.07m)

Aspect over the front garden, radiator

## BEDROOM TWO

13'00" maximum x 10'06" (3.96m maximum x 3.20m)

Aspect over the rear garden, radiator.

## BATHROOM

6'04" x 5'05" (1.93m x 1.65m)

Fitted with white suite comprising panelled bath with shower unit, low level WC, pedestal wash hand basin, tiled surrounds, quality wood effect vinyl flooring.

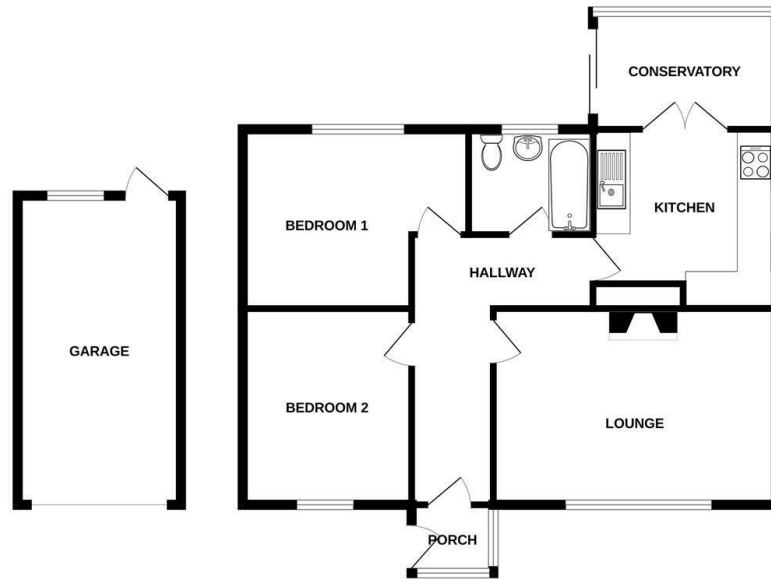
## OUTSIDE

To the front of the bungalow a driveway provides off road parking and leads to the single attached garage 16'08" x 8'06" with power, lighting and up and over door. The front garden is neatly presented with a lawned area, wide range of shrubs, plants and small trees. A side pedestrian pathway leads to the landscaped, rear garden which is of a very good size, enjoys a fine westerly aspect and is stocked with an array of mature specimen shrubs and plants. There is also a lawned area, secluded patio adjoining the conservatory and further higher level terrace enjoying far reaching views towards the sea. The garden adjoins a woodland and therefore benefits from a high degree of privacy and seclusion. Timber potting shed, further timber garden store with windows. Cold water tap and outside lighting.

## AGENTS NOTES

The property is of non standard (steel frame) construction.

## 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 misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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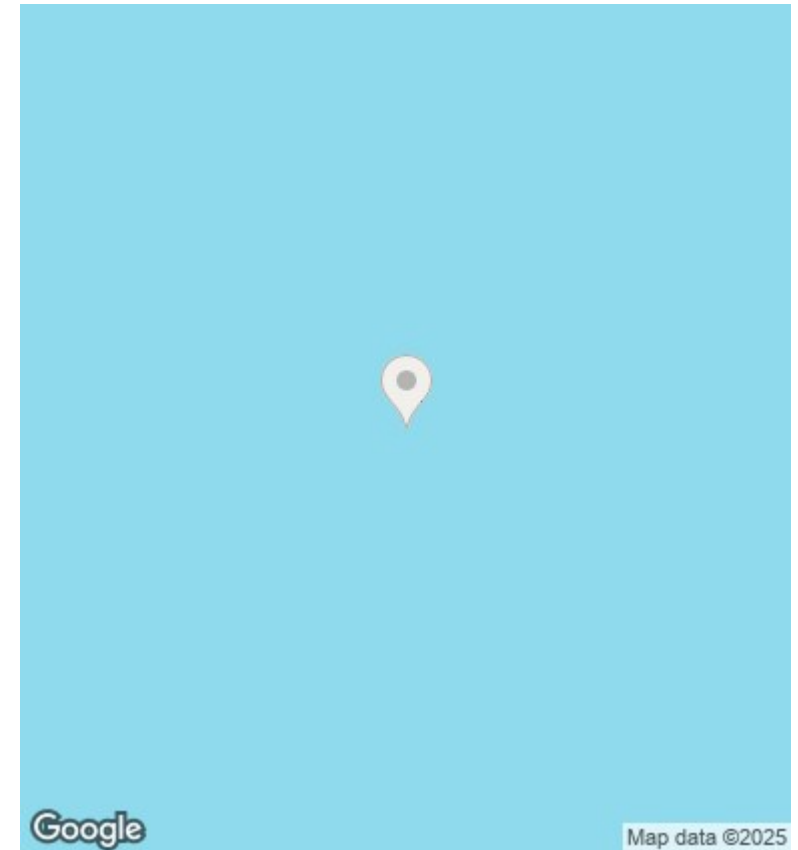
## Directions

## Viewings

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

## Council Tax Band

D



| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 59      | 68        |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |