



## 2 Mead Way, Seaton, EX12 2NR

Asking Price £220,000 Freehold

- An attractive end of terrace modern house
- Living room with doors to garden
- Gas central heating & sealed unit double glazing
- NO ONWARD CHAIN
- Two bedrooms
- Kitchen/dining room
- Good sized, corner plot gardens
- Convenient location close to school & town amenities
- White suite bathroom
- Unallocated communal parking



## 2 Mead Way, Seaton EX12 2NR

This is a well situated, end of terrace modern house located within easy reach of the town amenities and sea front. Also within walking distance is the local primary school, church, medical centre, pharmacy and estuary walks at the Seaton marshlands.

The property offers accommodation including a reception hall, living room with french doors to outside, dual aspect kitchen/dining room, two bedrooms and family bathroom.

There is gas central heating via a Ideal Combi boiler (replaced April 2025) and sealed unit double glazing throughout.

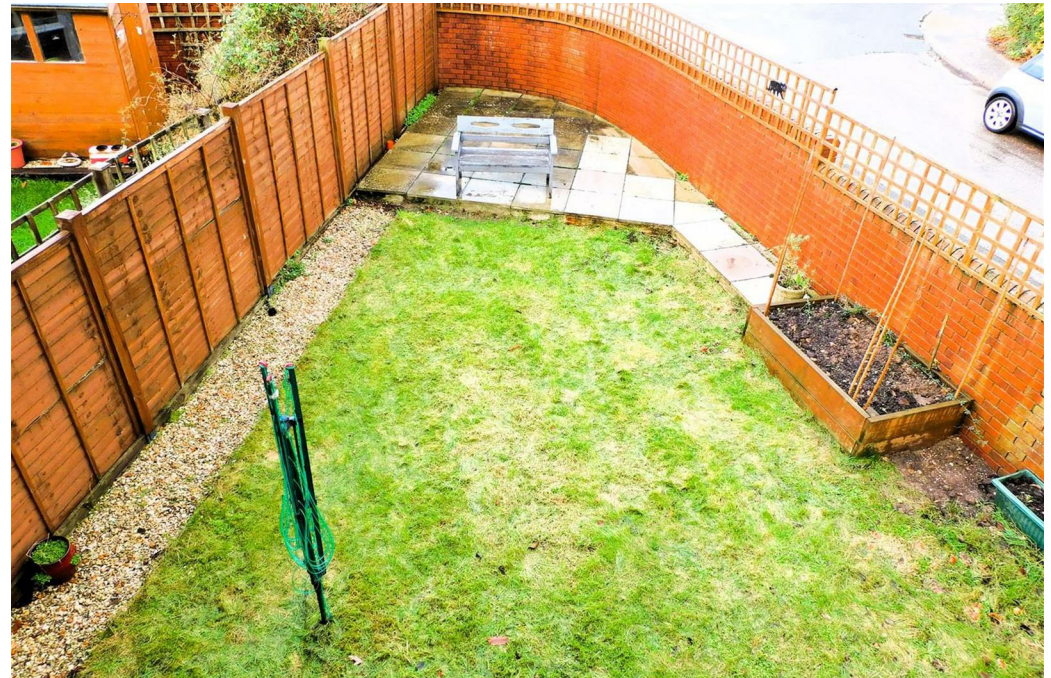
Outside, the house benefits from good sized gardens to three sides with its corner plot location-to the front there are lawned areas with a gate leading to the rear garden which is neatly enclosed by walling and is again laid to level lawn together with paved patio.

Parking is provided in a communal unallocated area directly to the front of the house.

NO ONWARD CHAIN



Council Tax Band: B



## **ENTRANCE**

Front door leading to

## **RECEPTION HALL**

Stairs rising to first floor, doors leading to

## **LIVING ROOM**

15'08" x 8'10" (4.78m x 2.69m)

With aspect over the rear garden, double doors to outside.

## **KITCHEN/DINING ROOM**

11'04" x 8'10" (3.45m x 2.69m)

A dual aspect kitchen fitted with roll top work surfaces, drawer units, cupboard units, eye level wall units. Single drainer stainless steel sink. Concealed wall mounted Ideal Combi boiler (replaced April 2025). Space for fridge, plumbing for automatic washing machine. Space for cooker.

## **LANDING**

Hatch to loft space, doors leading to

## **BEDROOM ONE**

11'09" x 9'06" (3.58m x 2.90m)

Aspect over the front of the property.

## **BEDROOM TWO**

9'06" x 8'06" (excluding recess) (2.90m x 2.59m (excluding recess))

Aspect over rear garden, fitted wardrobes. Two windows.

## **BATHROOM**

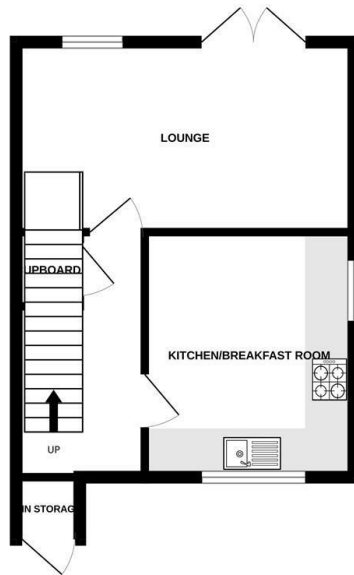
5'11" x 5'06" (1.80m x 1.68m)

Fitted with white suite comprising panelled bath with

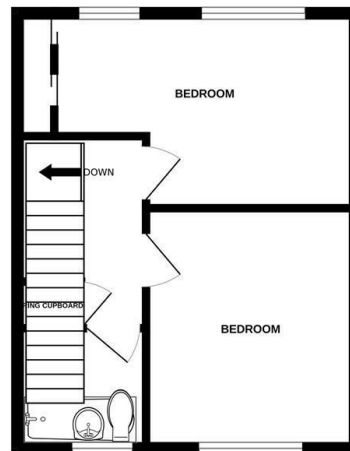
## **OUTSIDE**

To the front of the house is a grassed area, bin storage shed and a communal, unallocated parking area for residents. To the rear is a level, fully enclosed lawned garden and patio area. To the side of the house is a timber garden shed and gateway leading to the front.

GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.

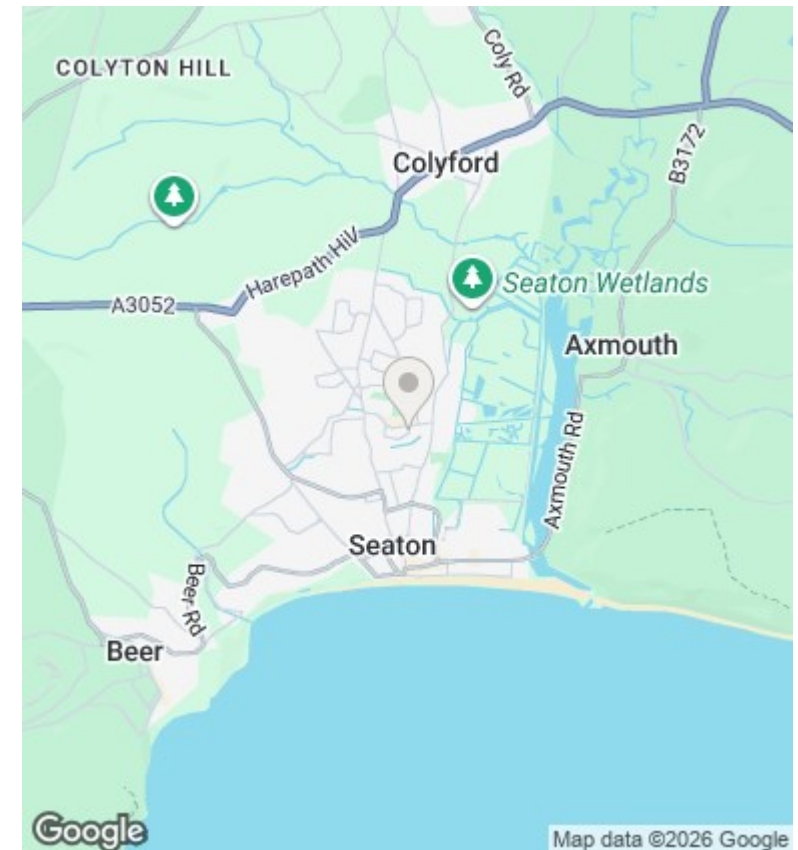


1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.7 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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC