



14A Wychall Orchard, Seaton, EX12 2BQ

£205,000 Freehold

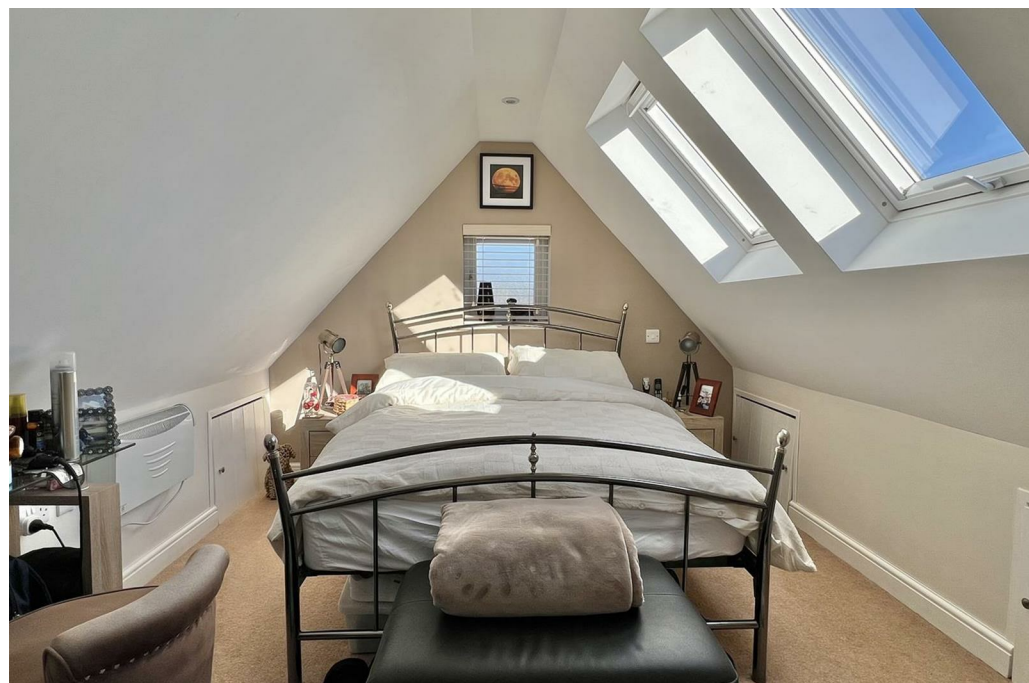
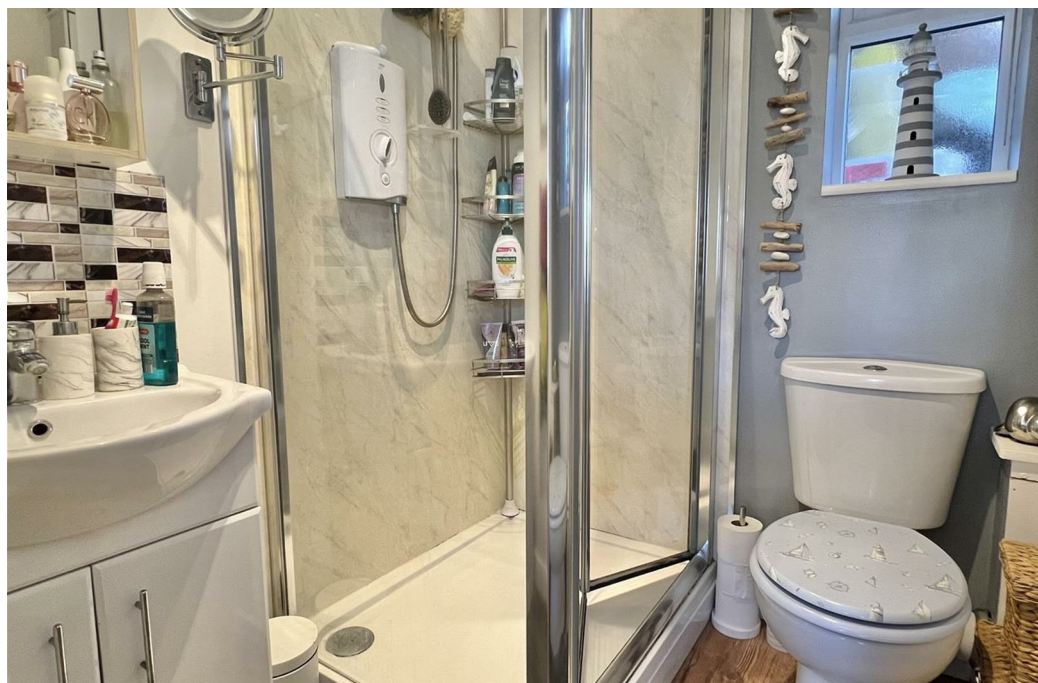
- One Bedroom Detached House
- Enclosed Low Maintenance Garden
- Electric Heating
- Open Plan Lounge/Kitchen/Diner
- Separate Home Office
- Close to the Town Centre
- Shower Room
- Parking

14A Wychall Orchard, Seaton EX12 2BQ

A unique one bedroom detached house located in a cul-de-sac location within 10 minutes walking distance of the town centre and the sea front. Beautifully presented throughout the property briefly comprises an open plan lounge/kitchen/diner, a shower room and a double bedroom. Outside the property benefits from a low maintenance garden featuring a separate home office that can also be used as a second reception room. This property would be ideal for buyers looking for a easy to maintain second home or investment property and a viewing is strongly advised.



Council Tax Band: A



Lounge/Kitchen/Diner

15'7" x 16'3" (4.75 x 4.96)

An open plan lounge/kitchen/diner benefiting from dual aspects with windows to the front aspect and French patio doors opening onto the garden to the side aspect. Electric storage heater and separate wall mounted heater. Featuring a staircase with wooden hand rail and balustrade with storage cupboards underneath, one of which housed a tumble dryer, leading to the first floor. The kitchen area comprises a range of matching wall and base units with worktops over, fitted with a stainless steel one and half bowl sink and drainer, a four ring electric hob with a oven underneath and a extractor hood above. Further benefiting from space and plumbing for a washing machine and dishwasher underneath. There is a further walk in cupboard which houses a fridge freezer.

Shower Room

Fitted with a white suite comprising a low level hand flush w.c, a hand wash basin inset into a vanity unit and a shower cubicle with a wall mounted electric shower. Further benefiting from a opaque window to the rear aspect, extractor fan, towel rail and electric radiator.

Bedroom 1

9'8" x 16'2" (2.97 x 4.94)

A double bedroom with windows to both side aspects and two Velux windows to the front aspect. Further benefiting from a electric radiator and eaves storage. Please be aware there is restricted head height in this room.

Outside

Outside the property benefits from a low maintenance, fully enclosed side garden featuring a wooden decked seating area, flower borders, covered storage area and an extensive home office. Measuring 4.55m x 2.77m this home office space is fully carpeted and benefits from electric and power, windows to the front and side aspects and comes with a cloakroom comprising a white suite and fitted with low level hand flush w.c, and a pedestal hand wash basin.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: TBC

Utilities: TBC

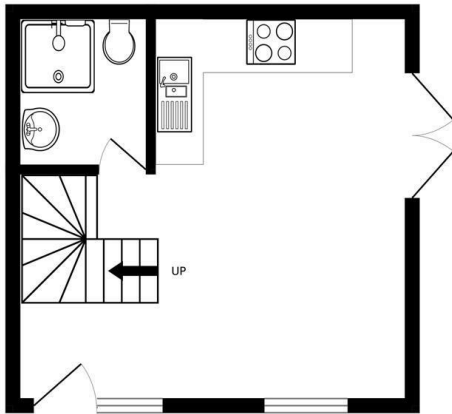
Broadband: Superfast fibre broadband with a FTTC connection is available.

Standard broadband with a ADSL connection is available.

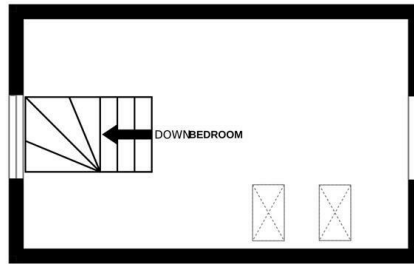
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Restrictions: The neighboring properties have a right of access on the driveway in order to access their garage and parking spaces.

GROUND FLOOR
245 sq.ft. (22.8 sq.m.) approx.

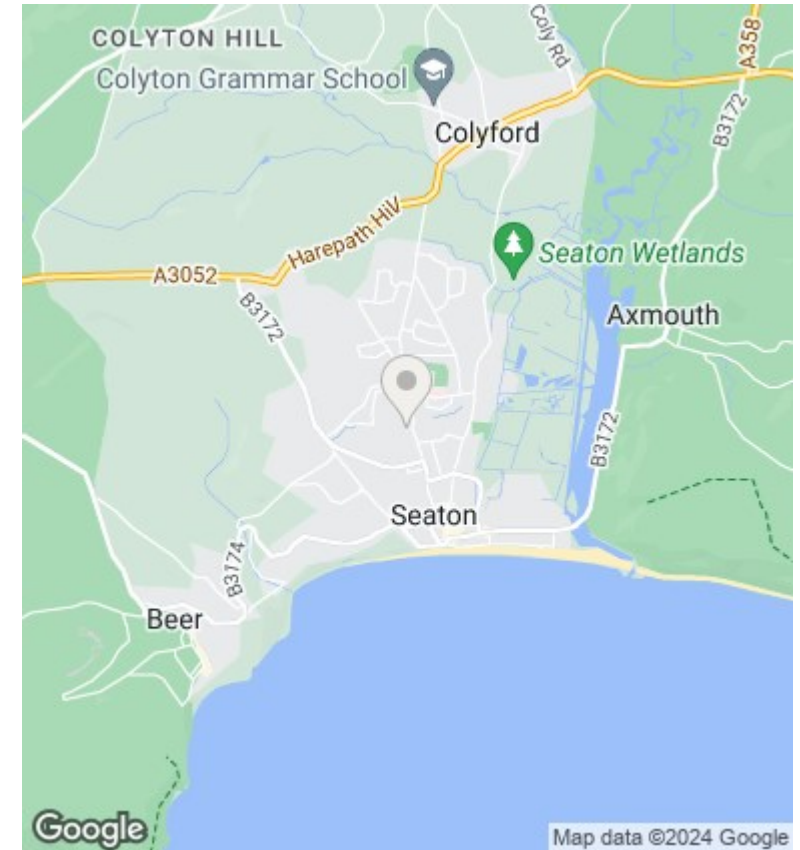


1ST FLOOR
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA : 397 sq.ft. (36.9 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

From our office in Tanyards Court proceed up Queen Street and continue straight at the traffic lights. Continue along Harepath Road and take the fourth junction on the left onto Wychall Orchard, where the property can then be found on the right hand side.

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	