



**Glenwater Close, Axmouth, Seaton EX12 4BT**



**welcome to**

## **Glenwater Close, Axmouth, Seaton**

NO ONWARDS CHAIN split level house boasting stunning views across the countryside and over the estuary. Benefiting from double garage with driveway parking, three bedrooms and tiered garden to the rear.

### **Entrance Hall**

Entered via Upvc double glazed opaque glass door with Upvc double glazed opaque glass window to side, stairs rising up to main accommodation, coat cupboard, radiator, ceiling light point

### **Utility Room**

7' 11" x 6' 6" ( 2.41m x 1.98m )

Upvc double glazed window to front aspect, base units with worksurface over, drainer sink, space and plumbing for washing machine, fridge and freezer

### **Dining Room**

12' x 11' 8" ( 3.66m x 3.56m )

Upvc double glazed window to front aspect over stairs, cupboard housing water tank with storage space, radiator, ceiling light point

### **Lounge**

17' 11" x 14' 11" ( 5.46m x 4.55m )

Upvc double glazed windows to front and side aspects with views over the estuary, electric fire with feature surround, radiator, ceiling light point

### **Kitchen**

12' 4" x 9' 1" ( 3.76m x 2.77m )

Upvc double glazed window to front aspect, range of wall and base units with worksurface over and tiled splash backs, integrated dishwasher, oven and hob with cooker hood over, one and a half bowl drainer sink, strip lighting, Upvc double glazed opaque glass door opening to garden

### **Bedroom One**

12' 11" x 10' 2" ( 3.94m x 3.10m )

Upvc double glazed window to rear aspect, radiator, ceiling light point

### **En-Suite**

Upvc double glazed opaque glass window to side aspect, shower cubicle, low level WC, wash hand basin, heated towel rail, ceiling light point

### **Bedroom Two**

12' 9" x 10' 3" max ( 3.89m x 3.12m max )

Upvc double glazed window to rear aspect, built in wardrobes, radiator, ceiling light point

### **Bedroom Three**

12' 11" x 7' ( 3.94m x 2.13m )

Upvc double glazed window to rear aspect, radiator, ceiling light point

### **Bathroom**

Upvc double glazed opaque window to side aspect, panel bath with shower off taps, low level WC, wash hand basin vanity unit, heated towel rail, ceiling light point

### **Double Garage**

17' 10" x 15' 1" ( 5.44m x 4.60m )

Access via electric up and over door, power and light

### **Rear Garden**

Tiered garden which is predominantly laid to lawn with a range of mature plants and shrubs, stunning views towards the estuary and over the countryside





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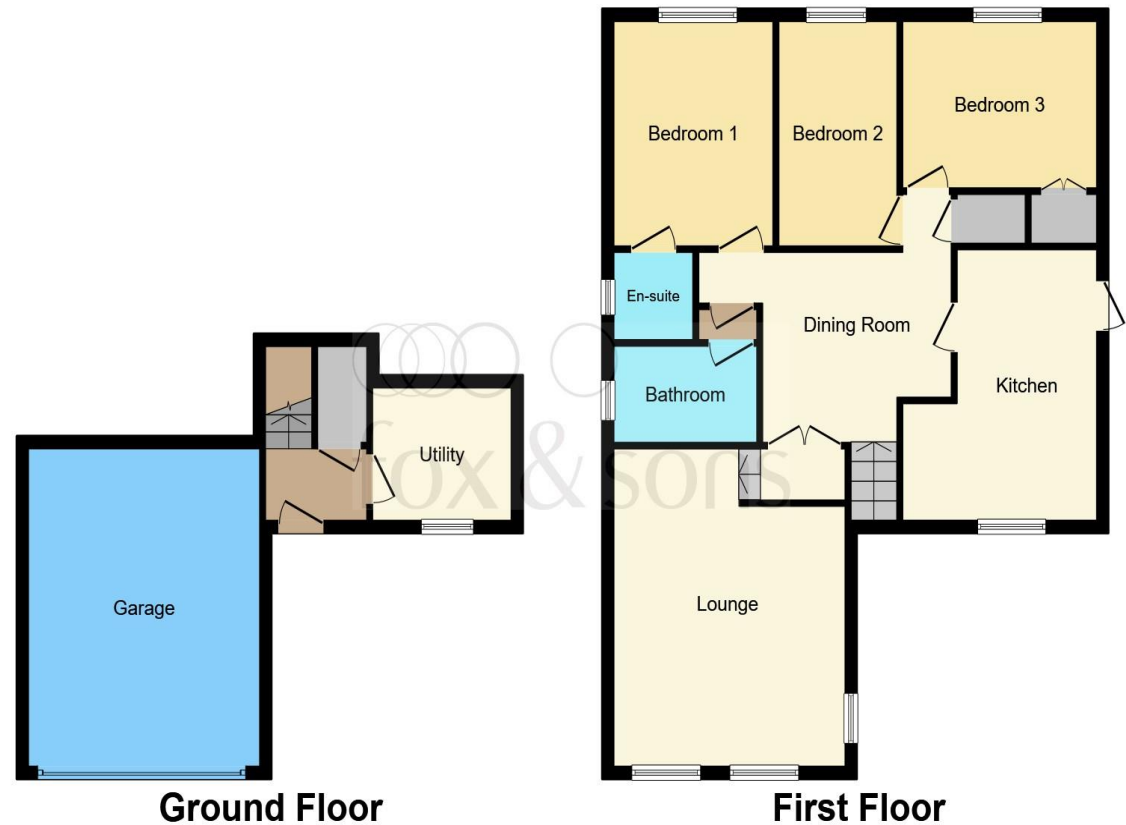
welcome to

## Glenwater Close, Axmouth, Seaton

- NO ONWARDS CHAIN
- FAR REACHING VIEWS
- SPLIT LEVEL HOUSE
- DOUBLE GARAGE AND DRIVEWAY PARKING
- PRETTY VILLAGE LOCATION

Tenure: Freehold EPC Rating: F

**£450,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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