



Eyewell Green, Seaton EX12 2BN

welcome to

Eyewell Green, Seaton

Fox & Sons are delighted to bring to the market this delightful three bedroom end-terraced home, located on the outskirts of the town of Seaton, seamlessly blending coastal charm, modern living and generous outdoor space.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Garden

Entered via a wrought iron gate, paved path leading around side of property to porch covered front door, laid to lawn area continuing around to rear garden, range of established hedging and flowers

Entrance Hallway

Entered via uPVC front door with opaque double

glazed insert panel, understairs storage, stairs rising to first floor, radiator, ceiling light point

Lounge

13' 2" max x 12' 3" max (4.01m max x 3.73m max)
uPVC double glazed window to front aspect with beautiful views to sea and hills beyond, electric fireplace set within feature surround, radiator, ceiling light point

Kitchen

12' 4" x 8' 4" (3.76m x 2.54m)
uPVC double glazed window to rear aspect overlooking conservatory, range of wall and base units with worktop over and tiled splashback, integrated mid height electric oven, integrated gas hob with cooker hood over, space for washing machine, round stainless steel drainer sink, ceiling light point

Conservatory

9' 1" max x 7' 5" max (2.77m max x 2.26m max)
uPVC double glazed windows offering garden views, wall light point

Wet Room

uPVC double glazed opaque window to side aspect, uPVC double glazed window to rear aspect, shower, low level WC, hand wash basin =, part tiled walls, radiator, ceiling light point

Landing

uPVC double glazed window on stairs to front aspect with beautiful views to sea and hills beyond, built in cupboard housing boiler, loft hatch, ceiling light point

Master Bedroom

11' 6" max x 11' 2" max (3.51m max x 3.40m max)





uPVC double glazed window to front aspect with beautiful views to sea and hills beyond, built in wardrobes, cupboards and drawers, radiator, ceiling light point

Bedroom Two

11' 4" max x 10' 11" max (3.45m max x 3.33m max)
uPVC double glazed window to rear aspect with views to hills beyond, built in storage cupboard and shelves, radiator, ceiling light point

Bedroom Three

10' 1" max x 7' 9" max (3.07m max x 2.36m max)
uPVC double glazed window to rear aspect with views to hills beyond, radiator, ceiling light point

Rear Garden

Timber fence enclosed large outdoor area, predominantly laid to lawn, offering extra space and privacy due to occupying an end plot, raised flower beds, patio area, range of established plants, timber storage shed, brick built workshop (8' 5" x 7' 2") with window, power and lighting

Parking

On road parking available



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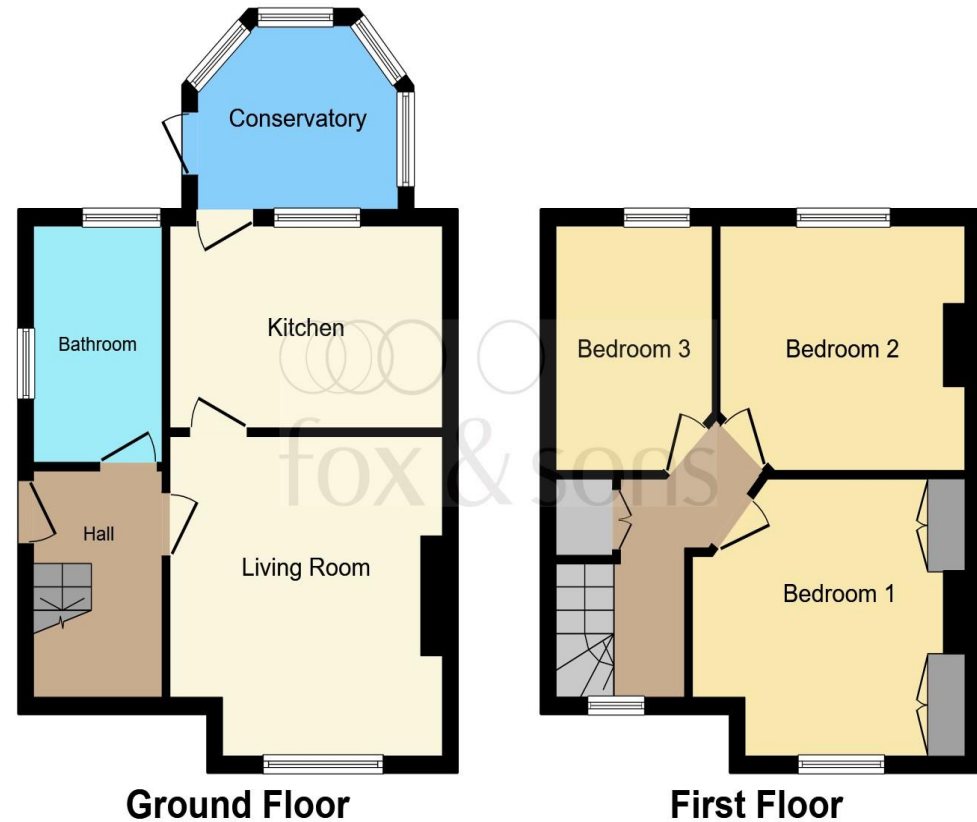
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- PRIME ELEVATED LOCATION WITH BREATHTAKING SEA VIEWS
- EXPANSIVE END PLOT WITH GENEROUS OUTDOOR SPACE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£270,000



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

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Property Ref:
AXM104792 - 0007

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