



91 SCALWELL LANE

Seaton, Devon



AN IMPRESSIVE MODERN FOUR BEDROOM DETACHED FAMILY HOME

Located on a quiet cul-de-sac on the edge of the town with summer house, garage and ample off road parking.

Summary of accommodation

Open plan kitchen/dining room | Utility room | Sitting room | Conservatory

Four bedrooms | Two bathrooms

Garage | Summer house

Distances: Seaton seafront 1.3 miles, Honiton Train Station 9.2 miles (direct service to Exeter and London Waterloo)

Exeter city centre 23 miles, M5 junction 30 miles

(All distances and times are approximate)

Guide price: £650,000



SITUATION

91 Scalwell Lane is located in a quiet cul-de-sac just off Scalwell Lane on the Northern edge of the small seaside town of Seaton, located on the Jurassic Coast World Heritage Site and within the East Devon Area of Outstanding Natural Beauty. The town is situated at the mouth of the River Axe and is surrounded by beautiful countryside has an excellent selection of shops and local businesses including a large Tesco supermarket plus GP, dental and veterinary surgeries.

Other nearby towns include Sidmouth, which has a Waitrose, the local cultural centre of Lyme Regis and Axminster, which has a railway station on the West of England Main Line with regular, direct services to Waterloo (2 hours 45 minutes) and Exeter St. David's (45 minutes). Other local transport links include the A3052, which is just 1.5 miles away and Exeter Airport, which is just over 30 minutes by car.

The area also has a wide choice of popular state and independent schools including Seaton Primary School and Colyton Grammar School, both Ofsted rated 1 (Outstanding), plus St. John's School, Perrot Hill, The Maynard and Exeter Cathedral School.



THE PROPERTY

Located in the corner of this small development, 91 Scalwell Lane is a spacious and well presented detached family home. A principal feature is the striking modern kitchen, upgraded by the owners which forms the heart of the house and leads into a dining area and conservatory. The kitchen is fitted with a range of white gloss fronted units a range of fitted appliances and a central island with seating area.

Also on the ground floor, accessed from the hall is a useful utility area with a range of cupboards and space for a tumble dryer and washing machine with a door into a WC. The sitting room is a good size and benefits from bi-folding doors out to the garden.

On the first floor are four bedrooms with the principal having a range of fitted cupboards and an en suite shower room and there is a family bathroom.

GARDEN AND GROUNDS

To the rear is a good sized garden with a Southerly aspect, at the bottom a timber summer house/home office and next to this an attractive outside dining area with composite decking and pergola. The remaining garden has been laid to artificial grass for ease of maintenance and there is a good sized patio accessed from the sitting room and conservatory. Located in the corner of the development, to the front the house benefits from driveway parking for a number of cars and there is a garage.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, drainage and electricity

Local Authority: East Devon District Council

Council Tax: Band F

EPC: B

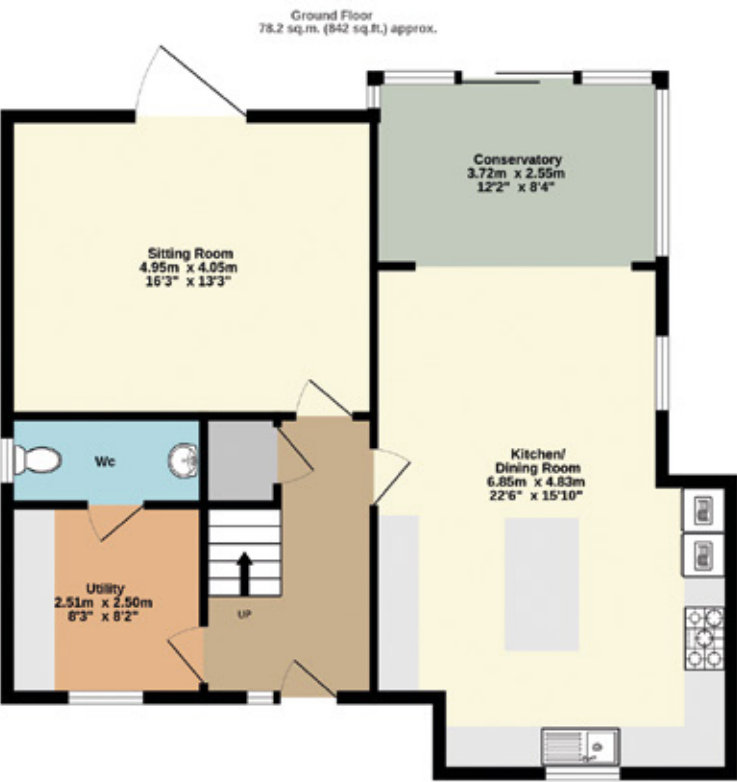
Directions

Postcode: EX12 2ST

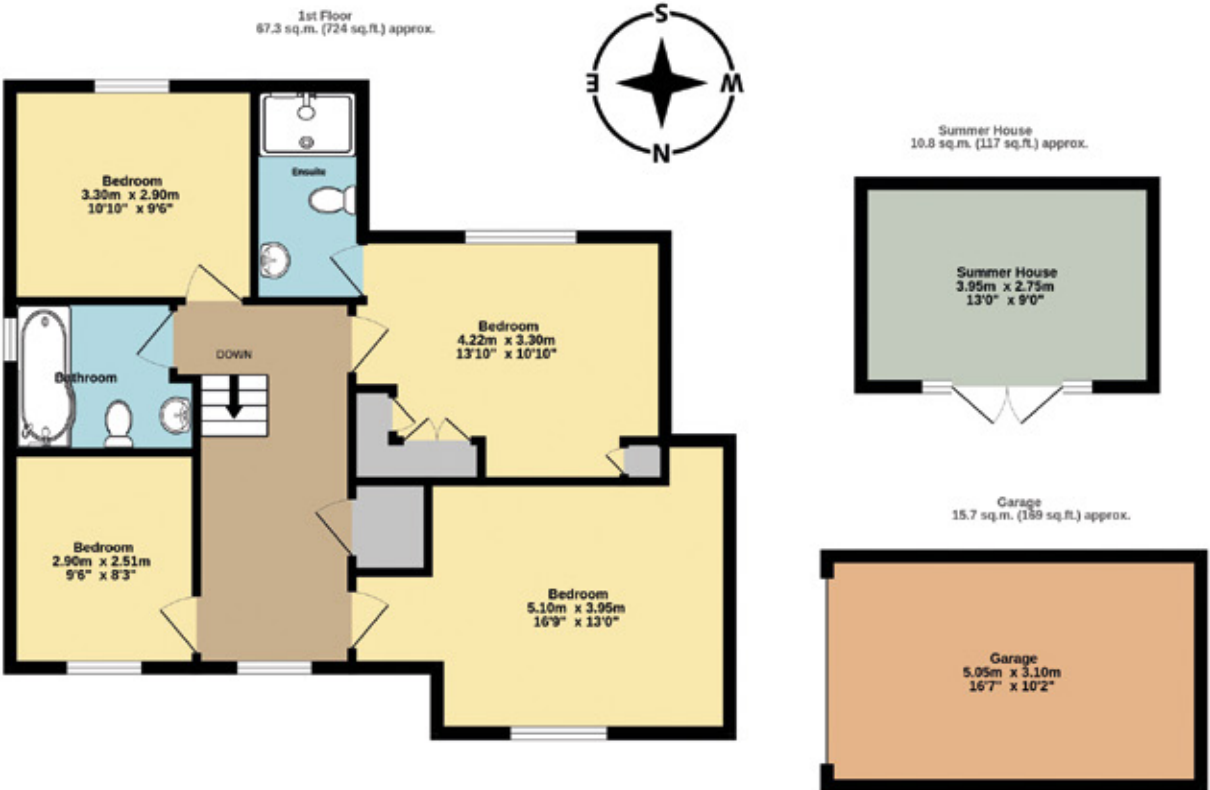
What3words: ///yourself.outdoors.celebrate



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
172.0 sq.m. (1852 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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