



83, Eyewell Green



# 83, Eyewell Green

Seaton, Devon EX12 2BN

Seaton Beach: 0.9 miles Axminster: 7.3 miles Sidmouth: 10.1 miles

A bright and characterful four bedroom home offering versatile accommodation within easy reach of the coast. Driveway parking and enclosed rear garden. EPC D.

- Four bedrooms
- Kitchen-diner
- Pretty rear garden
- Driveway parking for 2 cars
- Annex Potential
- Well presented throughout
- Freehold
- Council Tax Band C

Guide Price £375,000

## SITUATION

The property is situated in a quiet residential area, yet within easy reach of the coast. Seaton is part of the world-renowned Jurassic Coast, with a mile-long beach, picturesque streets and a range of facilities including supermarket, Post Office, doctors surgery, restaurants, inns, independent shops and the Jurassic Coast Visitor Centre. Colyton Grammar School is located just 1 mile away. The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth, whilst the picturesque Dorset town of Lyme Regis, with its famous Cobb, is within easy reach.

The market towns of Honiton and Axminster have an additional range of facilities, including rail services to London Waterloo and Exeter. Exeter is 22 miles to the west and offers a wide range of services with plenty of retail, leisure and cultural amenities as well as an international airport, together with M5 access.



## DESCRIPTION

This well-presented semi-detached, brick built property under a slate roof, has plenty of character and spacious accommodation throughout.

On the ground floor is a light entrance hall with stairs rising to the first floor and doors leading to the living room and kitchen-diner. The living room offers a spacious reception space with feature stone fireplace. The open plan kitchen-diner towards the rear of the property is a wonderful space. The shaker style kitchen offers a range of cupboards for storage, space for cooker, space (and plumbing) for dishwasher and space for fridge/freezer. A breakfast bar, seating two, ties together these two spaces, while the dining area comfortably fits a table and provides further cupboard and worktop space. The sun room goes across the rear of the property, with a door out to the garden and provides a versatile reception area. There is a door from here to the utility, and fourth bedroom, with en-suite. This also has it's own separate entrance to the front and private courtyard area to the rear. Downstairs, there is also another separate WC.

On the first floor are three bedrooms, two doubles and a smaller third bedroom. The principal bedroom provides great storage with fitted bedrooms, The family bathroom has a fitted bath with shower over, WC and wash hand basin and serves the bedrooms on this floor.

## OUTSIDE

The enclosed rear garden is laid to lawn, with some mature shrubs and plants in the borders, and two patio areas providing options for outdoor dining. To the front, there is a tarmac driveway providing parking for two vehicles.

## SERVICES

All mains services connected. Gas central heating throughout the house, apart from the fourth bedroom, which has an electric radiator.

This property has the benefit of standard (15Mbps) and superfast (67Mbps) broadband, Three, Vodafone, EE and o2 mobile phone signal available both inside and outside. (Ofcom)

## DIRECTIONS

From Colyton, follow South Street/B3161 for 1 mile and then turn right onto Swan Hill Road and follow this for approximately 3/4 mile. Take a left onto Harepath Road and follow this road for just over 3/4 mile before turning right onto Eyewell Green and the property will be on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

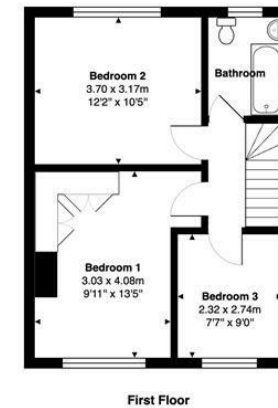


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Total Area: 113.8 m<sup>2</sup> ... 1225 ft<sup>2</sup>

All measurements are approximate and for display purposes only