



16, Seaton Down Road



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Seaton, Devon EX12 2SB

Seaton Beach: 0.8 mile Colyton: 2.9 miles Lyme Regis: 7.8 miles

A beautifully modernised semi-detached family home with log burner, private gardens and parking.

- Spacious accommodation
- Two reception rooms
- Utility room
- Freehold
- Three bedrooms
- Private garden
- Parking
- Council Tax Band C

Guide Price £400,000

SITUATION

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 family home offers modern and spacious accommodation throughout.

The welcoming entrance hallway leads through to the contemporary kitchen/diner. Fitted kitchen with built-in electric oven, hob and space for large fridge/freezer and complete with breakfast bar. There is also space for a dining area and the open-plan layout connects to the family room, which provides a wonderful space for day-to-day family life and entertaining. To the far end of the property is the utility room, offering additional storage with space for washing machine and tumble dryer. Patio doors lead out to the garden terrace, perfect for alfresco dining. The lounge is centered around the log burner and benefits from plenty of natural light from the bay window. There is also a downstairs cloakroom.

On the first floor are the three bedrooms, two doubles and a single room. The modern family bathroom serves this floor and there is a fitted bath with shower above, WC and wash hand basin with neutral tiled splashbacks.

OUTSIDE

The property benefits from front and rear gardens; the front garden mainly laid to lawn with hedge borders. The enclosed rear garden is private and offers a brilliant patio area for outdoor dining. There is also an outside store/ shed with electricity and lighting.

Driveway parking can be found at the rear of the property.

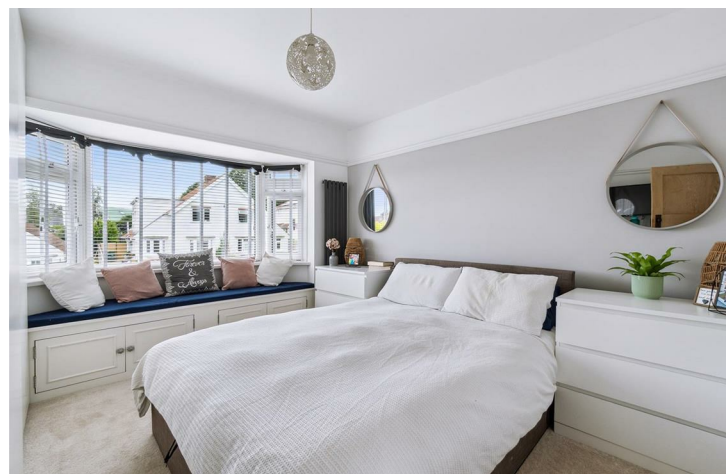
SERVICES

All mains services connected. Gas-fired central heating.

Standard, superfast and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

From Colyton head south on Market Place and turn left onto South Street (B3161). Follow this road for 1 mile before turning right onto Swan Hill Road (A3052) and continue along this road for about 3/4 of a mile. Turn left onto Harepath Road and follow this for about 1 mile before turning right onto Seaton Down Road. The property is approximately 175 yards down the road 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	83
EU Directive 2002/91/EC			

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Ground Floor

First Floor

Total Area: 93.5 m² ... 1006 ft²
All measurements are approximate and for display purposes only.



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