



West of EXE

Seabrook Avenue

Exeter

Offers in region of £320,000

# Seabrook Avenue

## Exeter O.I.R.O. £320,000

Situated in a highly sought-after residential area on the eastern outskirts of Exeter is this wonderful very spacious three double bedroom end of terrace house - offering exceptional potential for a growing family or those looking to invest and extend (subject to planning consents). The property boasts three large double bedrooms and sits on a generous level plot with a good-sized garden—perfect for outdoor entertaining. A private driveway provides ample off-road parking and leads to a single garage. This home enjoys good access to all local amenities and excellent transport links to Exeter city centre and the charming estuary town of Topsham. With its superb location, spacious layout, and scope to add further value, this property presents a rare opportunity in a thriving part of the city!

Very spacious end of terrace house | Three large double bedrooms | Open plan living/dining room | Modern fitted kitchen | Separate Utility and Cloakroom | Modern shower room | Generous rear garden | Driveway and garage | Excellent potential to extend (STPP) | Close to local amenities, city centre & Topsham

### PROPERTY DETAILS:

#### APPROACH

Upvc front door to small entrance porch. Door to entrance hallway.

#### ENTRANCE HALLWAY

Stairs to first floor. Door to understair cupboard. Tiled floor. Radiator. Door to kitchen.

#### LIVING/DINING ROOM

21' 10" x 13' 5" (6.65m x 4.09m) (plus bay window) Light and spacious open plan double aspect room with large Upvc double glazed window to front aspect and feature bay window to rear aspect with Upvc double glazed windows and french doors opening onto the garden. Quality wood effect laminate flooring throughout. Feature fireplace with fitted wood burning stove on polished granite hearth. TV and telephone points. Arched doorway to kitchen.

#### KITCHEN

10' 1" x 8' 9" (3.07m x 2.67m) Attractive kitchen with range of base, wall and drawer units in white "Shaker Style" finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Space and plumbing for dishwasher. Space for free standing fridge/freezer. Chrome ladder style radiator. Upvc double glazed window to rear aspect with outlook over the garden, and Upvc part glazed stable style door to utility room.



#### UTILITY ROOM

15' 6" x 5' 5" (4.72m x 1.65m) (max) Fitted base and wall units with space and plumbing for washing machine. Upvc double glazed windows to side aspect with outlook over the garden and Upvc part glazed door to garden. Door to cloakroom.

#### CLOAKROOM

White low level w.c.

#### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space with pull-down ladder and light. Radiator. Door to cupboard complete with shelving. Doors to bedrooms, w.c. and shower room.

#### BEDROOM 1

13' 9" x 13' 5" (4.19m x 4.09m) Light and spacious double bedroom with large Upvc double glazed window to front aspect. Built-in wardrobe. Radiator. TV point.

#### BEDROOM 2

13' 5" x 9' 0" (4.09m x 2.74m) Further spacious double bedroom with large Upvc double glazed window to rear aspect with outlook over the gardens. Built-in wardrobe. Radiator.

#### BEDROOM 3

11' 2" x 9' 11" (3.4m x 3.02m) Double bedroom with two Upvc double glazed windows to front aspect. Built-in wardrobe. Radiator.

#### W.C.

Upvc double glazed window to rear aspect with obscure glass. Modern white low level w.c.

#### SHOWER ROOM

Upvc double glazed window to rear aspect with obscure glass. Glass door to tiled shower enclosure with mixer shower and pedestal hand wash basin. Tiled walls. Radiator.

#### OUTSIDE

#### FRONT

Large front garden area enclosed by wall and ornate railing with path to front door. Raised central garden area laid to gravel with an arrangement of flower borders and mature tree and shrubs. Tarmac driveway offering parking for two vehicles leading to an attached garage and gated covered archway to rear garden.

#### GARAGE

17' 4" x 8' 6" (5.28m x 2.59m) Up and over door to single garage with light and power. Eaves storage.

#### REAR GARDEN

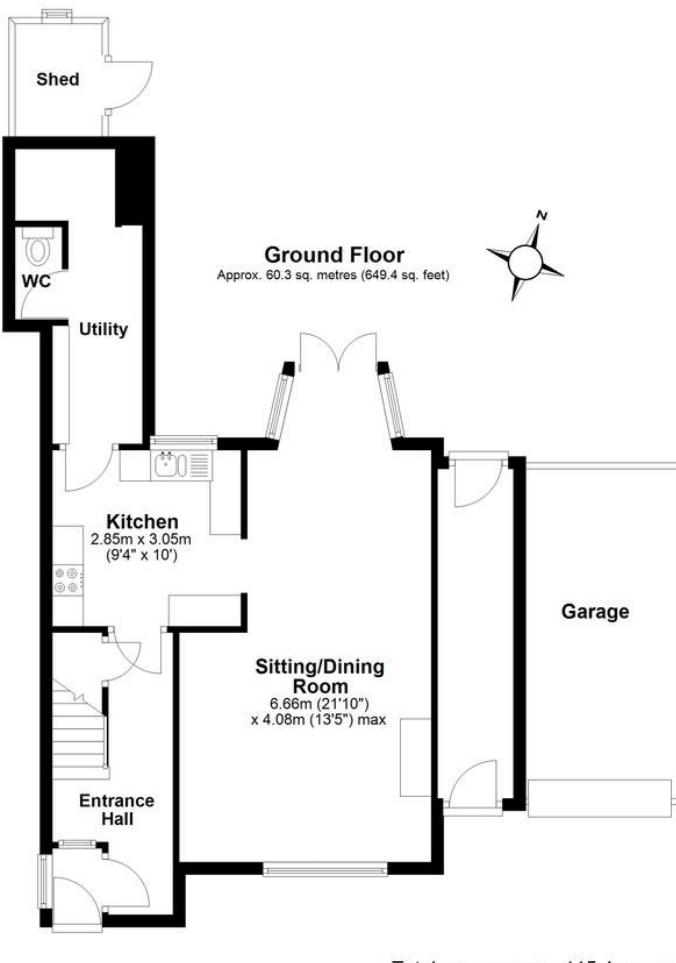
Large level rear garden featuring a large paved patio area adjoining the rear of the property leading onto a fenced lawned garden area, with vegetable garden and greenhouse beyond. Fruit trees. Outside tap. Log store and brick built storage room/workshop.

#### AGENTS NOTES

The property is Freehold.

Council Tax Band: C - Exeter City Council





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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