



Nutshell Cottage

Queens Street, Seaton

A period two bedroom stone cottage set on the outskirts of Seaton town, level walking distance from amenities with additional loft room, enclosed garden and no onward chain.

Guide Price
£225,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**90, Queen Street,
Seaton,
EX12 2SG**

- Terraced cottage
- Sitting/dining room
 - Fitted Kitchen
 - Two bedrooms
- Converted loft room
- Pretty enclosed garden
- Gas fired central heating
- Extensive double glazing
- Council Tax Band B

Viewing strictly by appointment
Symonds & Sampson
01297 33122





This pretty cottage is welcomed to the market with the benefit of no onward chain and would ideally suit buyers looking for easy access to the town and Seaton seafront, both of which are within walking distance. The property is built of stone rendered elevations and includes a two story extension to the rear elevation. The cottage retains some nice period features and includes a modern gas fired central heating system and double glazed windows throughout. The roof to the rear extension was also renewed earlier this year. On entering the property, you are greeted by a useful entrance porch which offers ample space for coats and shoes. There is a spacious dual aspect sitting/dining room that includes a wood burning stove and staircase rising to the first floor accommodation. The kitchen over looks the garden and features a range of wood front units, integrated oven and hob, with space for further white goods. Double glazed door leads out to the garden. On the first floor are two bedrooms (one double and one single) along with the bathroom which is fitted with a white suite, extensive tiled splashbacks and an electric shower over the bath. The master bedroom is of note, being generous in size and also

including built in wardrobes. From the first floor landing a narrow staircase leads to the converted loft room where you will find a multi purpose room which has been plastered, decorated, and has a velux window providing natural light.

Outside

To the front elevation is a low walled paved garden and flower bed. The rear garden has been landscaped in more recent years and features a low maintenance patio with established shrubs, garden shed and gated rear access. Outside light and water supply.

Situation

The property is a few minutes' walk from Seaton town and the nearby seafront. Seaton is a popular coastal resort on the Jurassic Coast, with its tourist tramway and mile-long pebbled beach. The town itself has many small shops, a local hospital, doctors' surgeries, primary school, bank and building society as well as two large supermarkets. A popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls, and sailing. There

are good secondary schools nearby along with the renowned Colyton Grammar School, which is just 3 miles inland. The county town of Exeter, with its regional airport, is some 20 miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately 5 miles in distance.

Services

Mains electric, gas, water and drainage
Mobile phone coverage is available inside & outside
Ultrafast broadband is available. Source- Ofcom.org

Local Authority

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616. .

Agents note

Please note, there is no allocated parking at the property. We recommend viewers park at one of the nearby council car parks

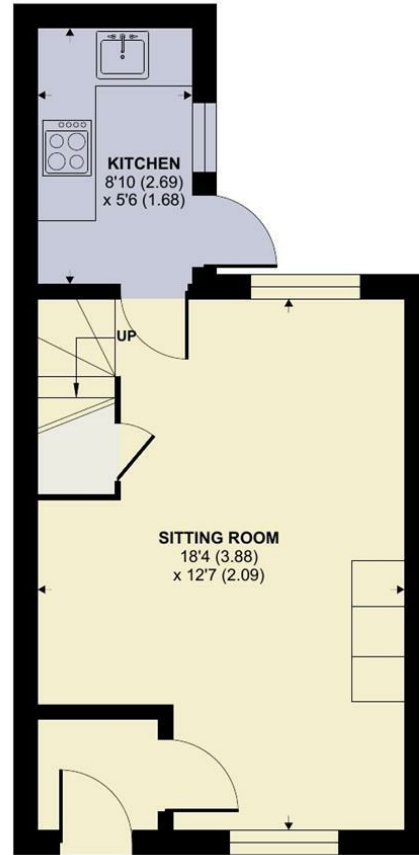
Directions

On foot, proceed from Marine Parade into Fore Street (main shopping area) and at the end of this road turn left, passing Windsor Gardens and following the path round to your right onto Queens Street. Follow this road and cross at the traffic lights where Rowan Cottage can be found, further identify by our 'for sale' board.

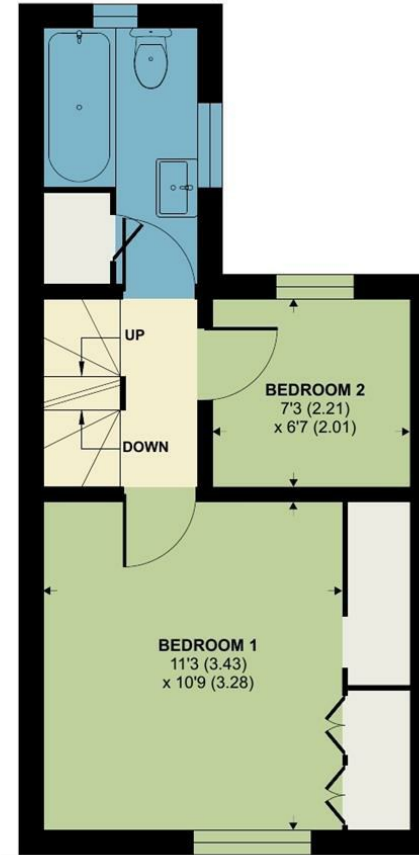
Queen Street, Seaton

Approximate Area = 694 sq ft / 64.4 sq m

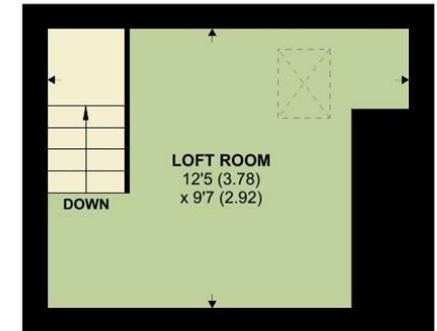
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1098030



Axm/RS/18.3.24



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