

Symonds
& Sampson



Downside

Harepath Hill, Seaton, Devon

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Harepath Hill
Seaton
Devon EX12 2TF

A detached home which is now in need of refurbishment and refreshment so whether you're looking to renovate and extend (subject to necessary permissions) or simply add your own personal touch, this property offers a rare chance to create a beautiful home on the edge of the coastal town of Seaton.



- In Need of Updating and Refurbishment
 - Two Reception Rooms
 - Two Single garages
 - Coastal Views to the Rear
 - No Onward Chain

Guide Price £425,000

Freehold

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THE PROPERTY

A 1457 sq. ft. detached home featuring a fantastic sized south-facing rear garden with sea views. With three bedrooms and two reception rooms, this property offers ample space for comfortable family living.

ACCOMMODATION

The house is set slightly back from the A3052 main road behind high hedges, leading to off-street parking and a detached timber-built garage, enhancing the sense of privacy.

Upon entering, you are greeted by a spacious reception hall setting the tone for the generous proportions throughout the property. Both reception rooms are located to the rear of the house, offering stunning coastal and garden views and abundant natural light through its south-facing windows. There are open fireplaces that would add warmth to these inviting spaces, and glazed doors in the dining room lead out to a conservatory. The kitchen features wall and base units, space for white goods, a small Rayburn and space for a freestanding oven. A door leads into a practical rear lobby with front and rear access and a pedestrian door into the garage.

The first floor is home to three double bedrooms, with two of them having built in cupboards and overlook the rear

garden with coastal views. The family bathroom is complete with a bath and wash hand basin, a large built-in cupboard over the stairs with the separate toilet adjacent.

OUTSIDE

The expansive rear garden is a true highlight, featuring a terrace ideal for al fresco dining, mature trees, and a large lawned area which could be perfect for family activities or ideal for a keen gardener. The property also includes two single garages within its plot.

SITUATION

The property is located on the outskirts of Seaton creating a rural ambience complemented by sea views. 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 electricity and water.

DRAINAGE - TO BE CONFIRMED.

Broadband - Ultrafast available.

Mobile Network Coverage - Likely outside and inside.

Source : Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon.

Council Tax Band F

MATERIAL INFORMATION

Viewings are strictly by appointment.

We advise that all viewers enter the property from the western side as the driveway is narrow.

The property is located within Flood Zone 1, an area with a low probability of flooding.

DIRECTIONS

<https://w3w.co/canyons.slant.converter>





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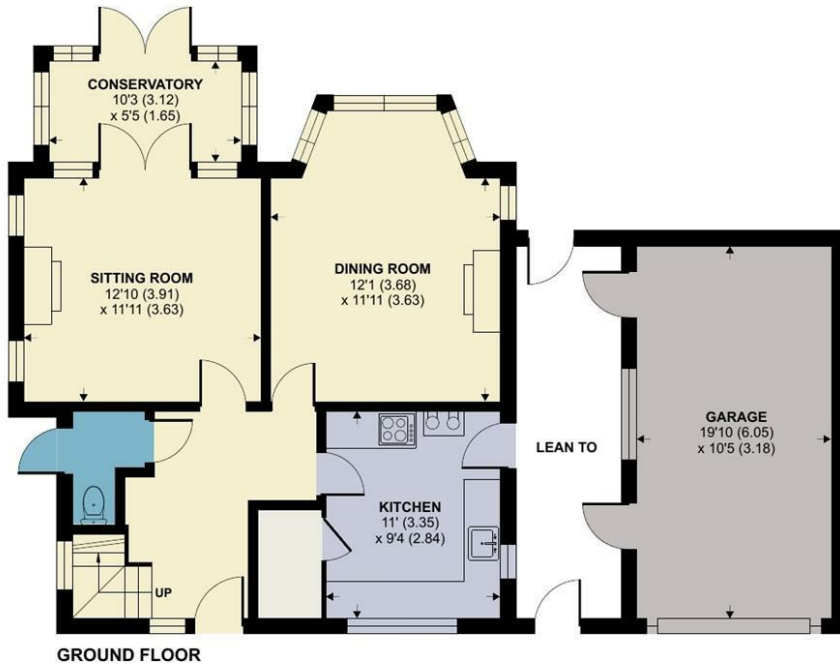
Approximate Area = 1251 sq ft / 116.2 sq m (excludes lean to)

Garage = 206 sq ft / 19.1 sq m

Total = 1457 sq ft / 135.3 sq m

For identification only - Not to scale

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		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1236120



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