



Seaton

Guide Price £250,000

2 1 0



The Close is conveniently situated close to the heart of this thriving coastal town, with a range of excellent amenities. The house itself enjoys light and airy, well-proportioned accommodation, briefly comprising; reception porch leading to a spacious open plan kitchen/dining room which is well-appointed with a range of modern cupboards and drawers at both base and eye level, whilst incorporating quality appliances including an eye-level oven and gas hob. There is plenty of room for a family-sized dining table and chairs. The sitting room has a feature bay window overlooking an orchard and a fireplace with an inset living flame gas fire.

On the first floor are two good-sized bedrooms. The principal bedroom benefits from a dual aspect with a pleasant outlook and fitted wardrobes. The large shower room is fitted with a modern white suite. The house benefits from gas central heating and uPVC double glazing throughout, creating an efficient home to run. Neighbouring properties demonstrate the potential to convert the large loft space if ever required, subject to the necessary planning permissions/consents. To the front of the property is an open plan garden predominantly laid to lawn with bordering flower beds bursting with a variety of plants and small shrubs. The rear garden is another appealing feature, being a lovely size with a paved patio and a large expanse of lawn along with a timber garden shed.

Seaton is part of the world-renowned Jurassic Coast, with a mile-long beach, picturesque streets and a range of facilities including a 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.

DIRECTIONS What3words///skims.gossiped.rainy

SERVICES We understand all mains services are connected except gas (available in the road)

OUTGOINGS Council tax band A for all apartments paid by the tenants

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

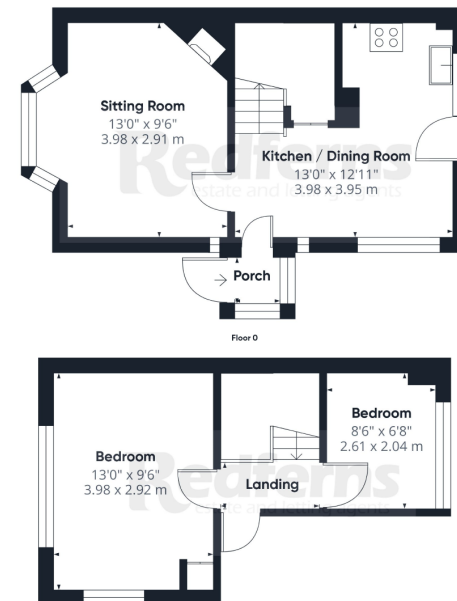
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. **2.** Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have the authority to make or give any representation or warranty in relation to the property or its use. **3.** Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. **4.** All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property





- No onward chain
- Spacious kitchen/dining room
- Sitting room with fireplace
- Two good size bedrooms
- Large shower room
- Gas central heating
- uPVC double glazing
- Large rear garden
- Convenient town location



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