



The Close, 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

OUTGOINGS Council Tax Band B

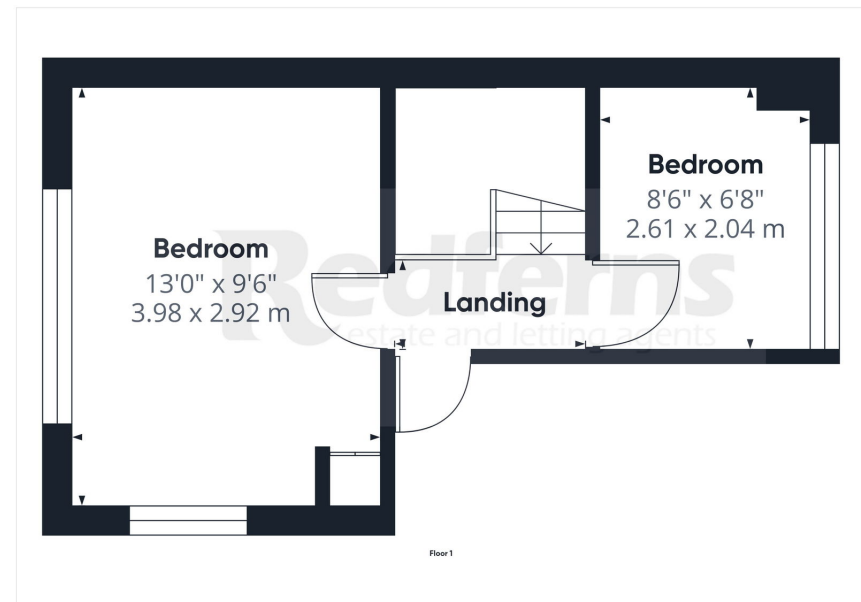
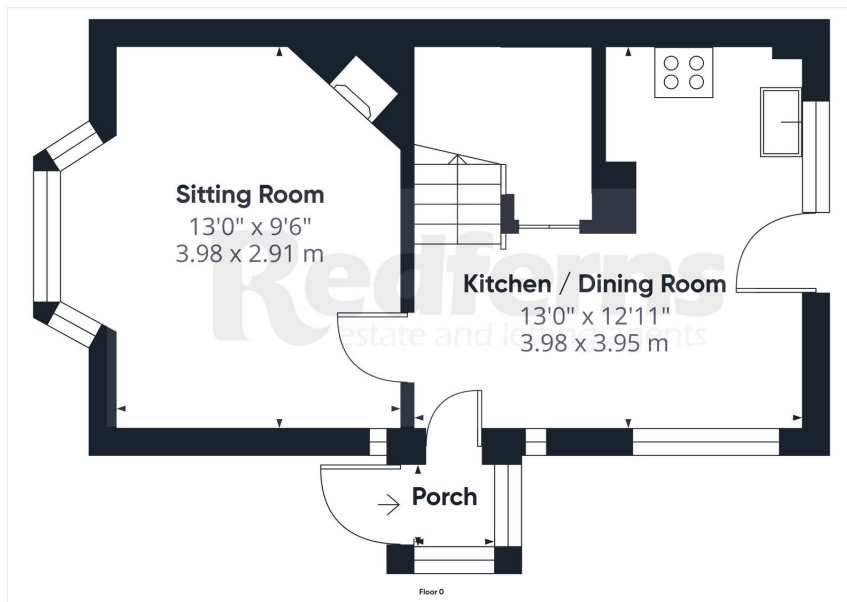
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband_111812/broadband_111812.pdf)

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





- 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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