



## 70 Scalwell Lane, Seaton, Devon, EX12 2DL

Price Guide £400,000 Freehold

- A spacious detached house with large gardens
- Four bedrooms
- Gas central heating
- Extensive lawned gardens and attractive loggia
- Convenient, level location, easy access to town and beach
- Living room with wood burner
- Further potential if so desired
- First sale in over 45 years
- Ground floor shower room and further family bathroom
- Off road parking and detached garage

# 70 Scalwell Lane, Seaton EX12 2DL

This is a substantial detached house, believed to have been constructed in 1945 and offered to the market for the first time since 1979. The house occupies a convenient level location within easy reach of the town centre amenities and sea front. The property is decorated in neutral tones whilst benefitting from sealed unit double glazing and gas fired central heating. The accommodation on the ground floor briefly comprises a dual aspect living room, kitchen/breakfast room, two bedrooms and shower room. On the first floor are two further bedrooms with views over the gardens and a family bathroom. Outside, to the front of the property, twin gates lead to a driveway providing off road parking which in turn leads to the detached garage/workshop. The front garden is largely laid to lawn and there is also a west facing paved terrace. A side access leads to the extensive rear garden which is also lawned together with a collection of fruit trees, wild meadow area, fish pond, collection of shrubs and plants.



Council Tax Band: D



## ENTRANCE

Covered entrance porch and front door leading to

## RECEPTION HALL

Extending to approx 21 foot in length, tiled floor, stairs to first floor, quarry tiled floor, doors leading to

## LIVING ROOM

19'00" x 13'04" narrowing to 8'04" (5.79m x 4.06m narrowing to 2.54m)

A dual aspect room with twin doors to loggia, wood burner with hearth and mantel over, wood block flooring, TV point.

## KITCHEN/BREAKFAST ROOM

10'04" x 11'01" (3.15m x 3.38m)

Fitted with range of units including work surfaces, drawer units, cupboard units, eye level wall units, built in oven and hob with extraction over. One and a half bowl sink unit, side aspect, plumbing for automatic washing machine, plumbing for dish washer, tiled surrounds, strip lighting, tiled floor, quarry tiled floor.

## COVERED LOGGIA

14'05" x 9'00" (4.39m x 2.74m)

With direct access from the living room and kitchen, comprising a paved terrace with open views over the garden and door to storage cupboard.

## BEDROOM FOUR

12'03" x 11'06" (3.73m x 3.51m)

Aspect over the front of the property, radiator

## BEDROOM THREE

12'03" x 11'06" (3.73m x 3.51m)

Aspect to the front, radiator

## SHOWER ROOM

8'04" x 5'06" (2.54m x 1.68m)

White suite comprising inset wash hand basin, shower cubicle, low level WC, radiator, two windows. Quarry tiled floor.

## FIRST FLOOR

### LANDING

10'09" x 6'06" overall (3.28m x 1.98m overall)

Hatch to loft space, eaves storage, doors leading to

### BEDROOM TWO

10'10" x 8'10" (3.30m x 2.69m)

Aspect over the rear garden, radiator, eaves storage.

### BEDROOM ONE

15'05" x 10'09" (4.70m x 3.28m)

Range of wardrobes/storage cupboards, aspect to the front, eaves storage, radiator.

### BATHROOM

8'04" x 7'02" (2.54m x 2.18m)

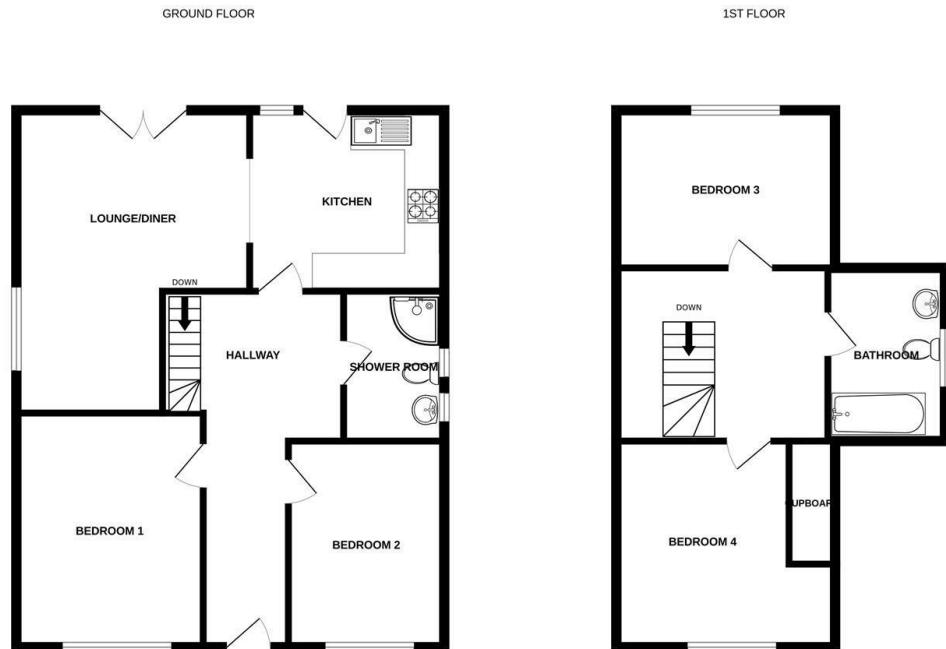
Panelled bath with hand rails and shower, low level WC, pedestal wash hand basin, tiled surrounds.

### OUTSIDE

The house is approached via twin gates which lead to the driveway which provides off road parking and leads to the detached garage/workshop (18'07" x 10'09") with power, light and twin doors. The front garden is off a good size and laid to lawn together with mature trees and shrubs. To the rear is an extensive garden which includes a good size lawn leading to a wild meadow area, fish pond, green house, cold water tap.

### AGENTS NOTES

There are solar panels fitted to the roof owned by our client



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items or appliances and no responsibility is taken for any error, omission or misdescription. The plan is for illustrative purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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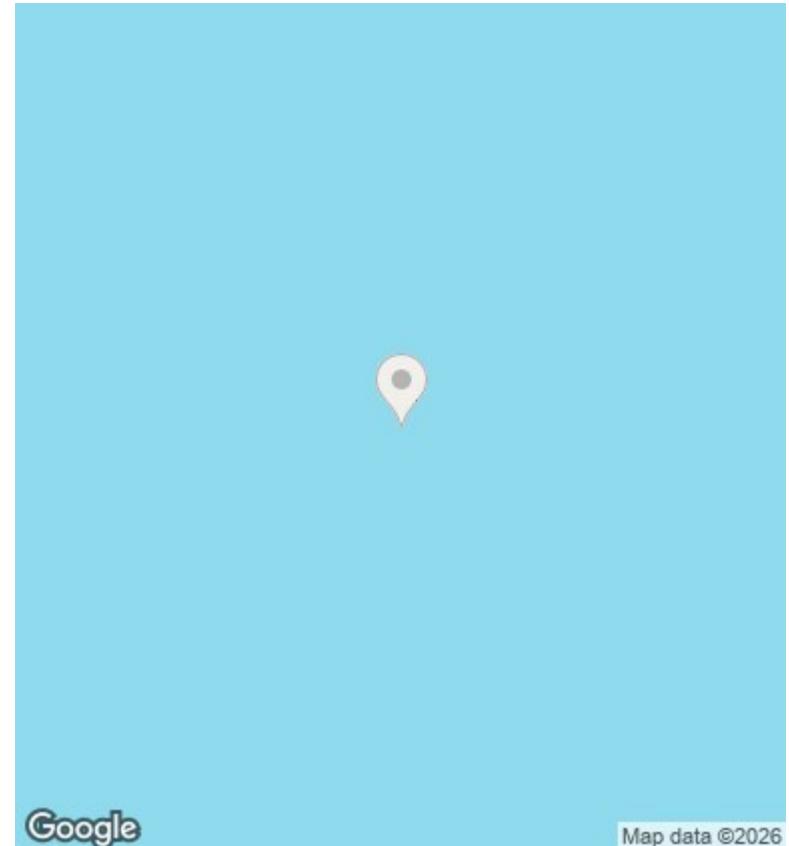
## Directions

## Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	65
(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