



**Eyewell Green, Seaton EX12 2BN**

**welcome to**

## **Eyewell Green, Seaton**

Fox & Sons are delighted to bring to the market this delightful three bedroom end-terraced home, located on the outskirts of the town of Seaton, seamlessly blending coastal charm, modern living and generous outdoor space.

### **Front Garden**

Entered via a wrought iron gate, paved path leading around side of property to porch covered front door, laid to lawn area continuing around to rear garden, range of established hedging and flowers

### **Entrance Hallway**

Entered via uPVC front door with opaque double glazed insert panel, understairs storage, stairs rising to first floor, radiator, ceiling light point

### **Lounge**

uPVC double glazed window to front aspect with beautiful views to sea and hills beyond, electric fireplace set within feature surround, radiator, ceiling light point

### **Kitchen**

uPVC double glazed window to rear aspect overlooking conservatory, range of wall and base units with worktop over and tiled splashback, integrated mid height electric oven, integrated gas hob with cooker hood over, space for washing machine, round stainless steel drainer sink, ceiling light point

### **Conservatory**

uPVC double glazed windows offering garden views, wall light point

### **Wet Room**

uPVC double glazed opaque window to side aspect, uPVC double glazed window to rear aspect, shower, low level WC, hand wash basin =, part tiled walls, radiator, ceiling light point

### **Landing**

uPVC double glazed window on stairs to front aspect with beautiful views to sea and hills beyond,

built in cupboard housing boiler, loft hatch, ceiling light point

### **Master Bedroom**

uPVC double glazed window to front aspect with beautiful views to sea and hills beyond, built in wardrobes, cupboards and drawers, radiator, ceiling light point

### **Bedroom 2**

uPVC double glazed window to rear aspect with views to hills beyond, built in storage cupboard and shelves, radiator, ceiling light point

### **Bedroom 3**

uPVC double glazed window to rear aspect with views to hills beyond, radiator, ceiling light point

### **Rear Garden**

Timber fence enclosed large outdoor area, predominantly laid to lawn, offering extra space and privacy due to occupying an end plot, raised flower beds, patio area, range of established plants, timber storage shed, brick built workshop (8' 5" x 7' 2") with window, power and lighting

### **Parking**

On road parking available





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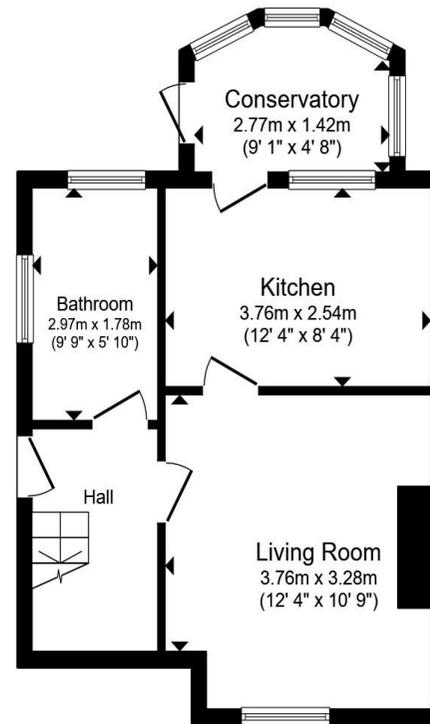
## Eyewell Green, Seaton

- PRIME ELEVATED POSITION WITH BREATHTAKING SEA VIEWS
- NO ONGOING CHAIN
- COUNCIL TAX BAND C
- EXPANSIVE END PLOT WITH GENEROUS OUTDOOR SPACE
- WELL PROPORTIONED & BRIGHT LIVING SPACE

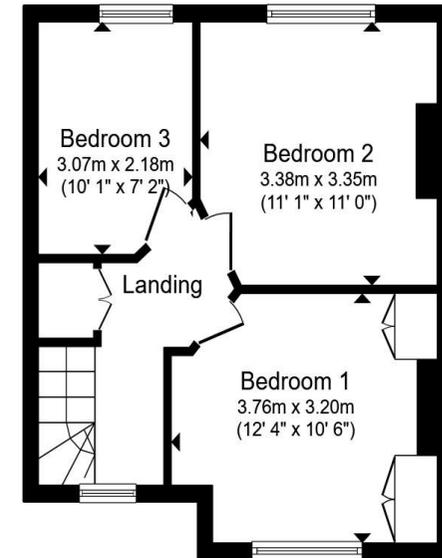
Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£300,000**



Ground Floor



First Floor

Total floor area 76.7 m<sup>2</sup> (826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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