

Symonds  
& Sampson

# 34 Boundary Park

Seaton, Devon

# 34 Boundary Park

Seaton  
Devon EX12 2UN

An immaculate four bedroom executive family home with study, garage and enclosed garden.



- Tastefully renovated house
  - Cul de sac location
- Excellent decorative condition
- Two formal reception rooms
  - Study & laundry area
- Modern fixtures and fittings
- Replacement windows & doors
  - Gas fired central heating
    - Garage & driveway
    - Seafront 1.5 miles

Guide Price **£445,000**

Freehold

Axminster Sales  
01297 33122  
axminster@symondsandsampson.co.uk



## THE PROPERTY

34 Boundary Park was constructed during the 1980's and over the past few years has been tastefully modernised and updated by the current owner. No stone has been left unturned with several impressive improvements, with the property now offering the perfect blend of traditional living with a contemporary, modern twist. The property has a natural flow with double doors between each reception room and the kitchen meaning that areas can be closed off or opened on demand to suit your lifestyle needs. A laundry area has been created within the entrance porch that provides a closed off space for the white goods and means that you have more useable cupboards in the kitchen. New internal doors complement the fresh décor while two contemporary bathrooms provide a touch of luxury. Even the garage has received a makeover with a replacement electric door.

## ACCOMMODATION

To the front of the property is a central entrance porch providing utility space and access through to the entrance hallway where you will find a downstairs cloakroom and study with fitted furniture on your right. The kitchen enjoys a delightful dual aspect with access out to the garden. Fitted with a wide range of units, finished in cream with contrasting work surfacing, fitted oven and space for additional white goods. Both reception rooms overlook the

garden and have uniformed décor and flooring which gives the feeling of space. Double doors from the sitting room open onto the garden.

To the first floor are four good size bedrooms, three of which feature fitted or built-in wardrobes. The master bedroom includes en-suite shower facilities and there is a smart family bathroom.

## OUTSIDE

A driveway leads down to the garage and parking for the property with gated access between the garage and house. On the south side of the garden is a spacious paved terrace with raised borders and cabana. This is a delightful, sheltered seating area offering a good degree of privacy and makes for the perfect area for alfresco dining. To the rear of the house is a formal lawned garden with mature shrubs and established borders.

## SITUATION

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 independent shops, doctors' surgeries, and two supermarkets. The area boasts a wealth of activities including golf, tennis, bowls, and sailing along with stunning walks and scenery along the East Devon coastal path. 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.

## DIRECTIONS

What3Words  
///florists.upon.screaming

## SERVICES

All mains services connected  
Ultrafast broadband and mobile network coverage are available. Refer to Ofcom's website.

## LOCAL AUTHORITY

East Devon District Council  
01404 515616  
Council Tax Band E

## MATERIAL INFORMATION

The area around the property is at very low risk from flooding from rivers and seas, and surface water.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	71	77
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales  
EPC Standard  
2020/9/1/EC



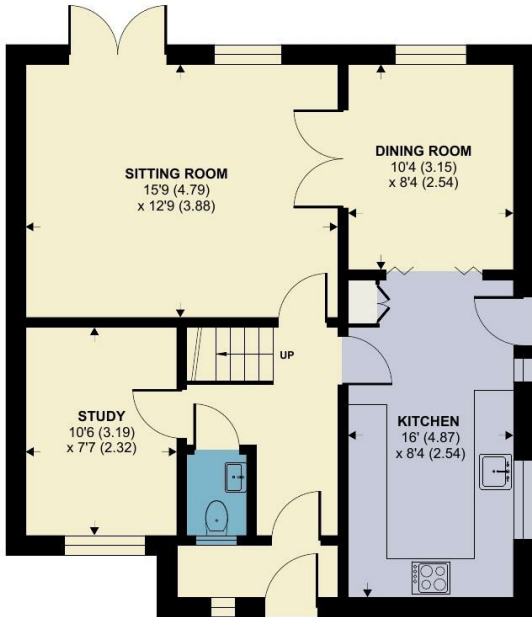
# Boundary Park, Seaton

Approximate Area = 1241 sq ft / 115.2 sq m

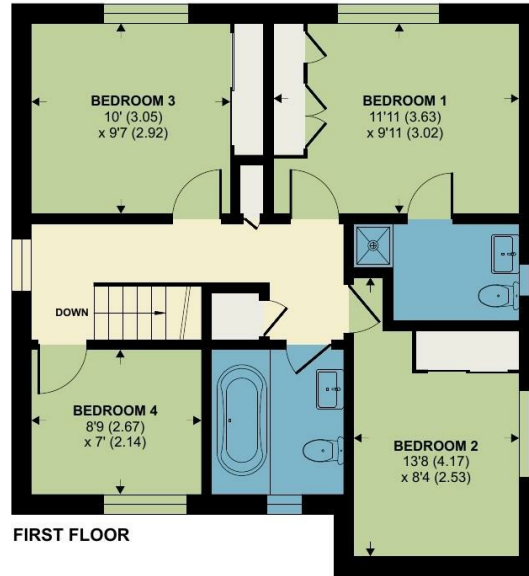
Garage = 183 sq ft / 17 sq m

Total = 1424 sq ft / 132.2 sq m

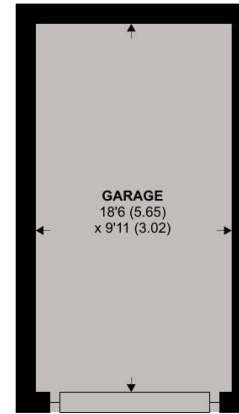
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Symonds & Sampson. REF: 1440649



Axm/RS/16.4.26



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