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53 Wychall Park, Seaton, EX12 2EL

Asking Price £385,000 Freehold

- An individual, spacious detached chalet style property
- Two bedrooms
- White suite shower room and cloakroom
- Extended garage, ample parking, covered way, garden store & large detached workshop
- Peaceful, elevated location with views towards the sea and estuary
- Good sized living room with wood burner
- Gas central heating & double glazing
- Flexible accommodation with two staircases
- Well appointed kitchen and utility room
- Landscaped, well stocked, secluded rear garden with large feature fish pond.

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53 Wychall Park, Seaton EX12 2EL

This is a superbly presented detached, chalet style residence occupying a peaceful location with open views across the town to the Axe Cliff and sea beyond. The property has been tastefully modernised and improved throughout by our clients whilst offering engineered oak flooring (some ground floor rooms), gas central heating and double glazing.
The accommodation briefly comprises, on the ground floor, a good sized reception hall leading to a bright dual aspect living room with fitted wood burner and twin doors to outside, dining room/bedroom with outlook over the rear garden, well appointed kitchen with 5 burner range, separate utility room, shower room and separate cloakroom.
Outside, a real feature of the property are the private, good sized landscaped, fully enclosed rear gardens which to the rear include a feature ornamental fish pond with waterfall, array of mature shrub and flower borders, secluded block paved patio. There is a also a large detached workshop, useful covered way area, green house, timber garden store.

2 1 2 B

Council Tax Band: D

THE ACCOMMODATION

GROUND FLOOR

ENTRANCE
Front door and side panel leading to

RECEPTION HALL
Stairs rising to Bedroom One, archway to kitchen, radiator, engineered oak floor, leading to

LIVING ROOM
23'08" x 13'04" maximum (7.21m x 4.06m maximum)
A bright, spacious, dual aspect room with a fitted wood burner with surround hearth and mantel over. twin doors to outside.

DINING ROOM/BEDROOM
12'02" x 11'03" (3.71m x 3.43m)
Aspect over the rear garden, radiator, engineered oak floors, open view towards fields.

KITCHEN
12'07" x 9'03" (3.84m x 2.82m)
Aspect over the front of the property, comprehensively fitted with wide range of modern units including work surfaces, drawer units, cupboard units, eye level wall units. Further built in storage cupboards. Inset 5 burner hob, oven with extractor hood over. Engineered oak floors. Single drainer stainless steel sink unit. Glazed door to inner hall

SHOWER ROOM
6'09" x 6'03" (2.06m x 1.91m)
Fitted with white suite comprising large glazed shower, low level WC, inset wash hand basin with cupboards below, two windows. Inset lighting.

INNER HALL
Staircase leading to first floor, radiator and steps down to

UTILITY ROOM
8'01" x 7'00" (2.46m x 2.13m)
A useful room with work surface, fitted cupboards, space for dryer, plumbing for automatic washing machine, tiled floor, radiator, door to covered way, door leading to garage.

CLOAKROOM
Fitted with white suite comprising low level WC, inset wash hand basin with cupboards below, tied surrounds, heated ladder style towel rail, window to rear.

COVERED WAY
15'03" x 14'02" approx (4.65m x 4.32m approx)
Gate to side access, leading to

DETACHED WORKSHOP
15'02" 9'04" (4.62m 2.84m)
Power, lighting, window and twin doors.

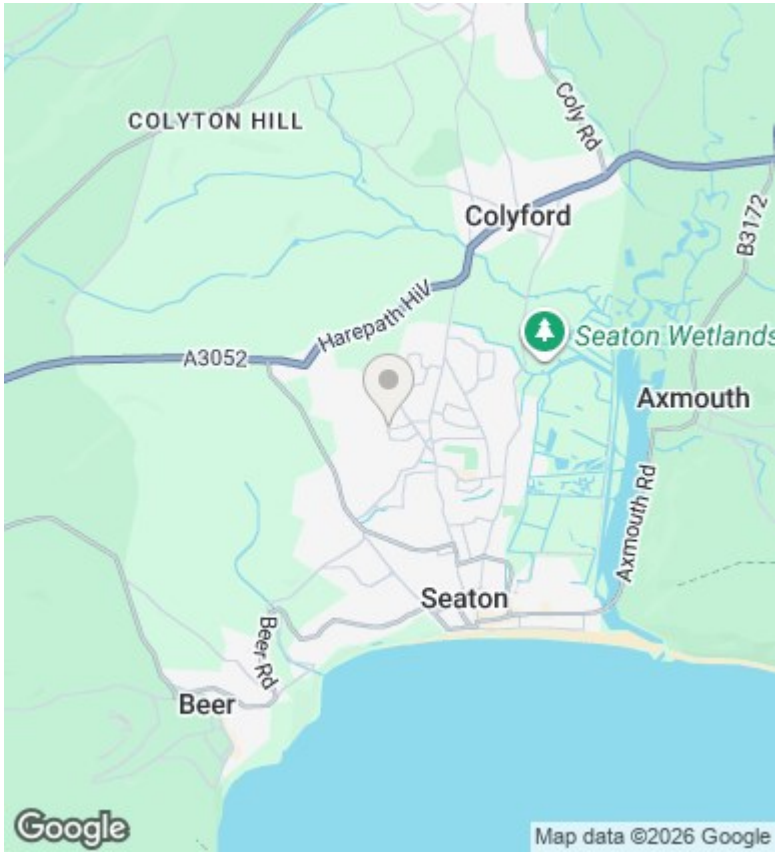
FIRST FLOOR
There are two separate staircases leading from the reception hall/inner hall to Bedroom One and Bedroom Two respectively.

LOFT ROOM
26'09" x 10'00" (8.15m x 3.05m)
Currently used as a bedroom with fixed wooden staircase from the reception hall. A multiple aspect room with sloping ceilings, open views to rear over fields, range of built in storage, velux windows, inset lighting, two radiators, eaves storage.

BEDROOM TWO
18'02" x 8'05" (5.54m x 2.57m)
With open views across the town towards the sea and Axe Cliff, dual aspect,exposed timber floor, radiator.

OUTSIDE
To the front of the property a large driveway provides ample off road parking for multiple vehicles and leads to the attached, extended garage (23'00" x 8'03") with remote roller door, power and lighting.
A real feature of the property are the good sized, landscaped rear gardens which are fully enclosed (with hedging and walling), offer a good deal of privacy/seclusion, well stocked with a wide range of specimen plants, shrubs and small trees. As a centre piece there is a large ornamental fish pond with water fall feature and surrounding rockery features. There is also a private level block paved patio, lawned areas, green house, detached garen store (11'10" x 7'05") with twin doors.

AGENTS NOTE
All mains services are connected.
Solar panels fitted to roof (owned by the vendors)



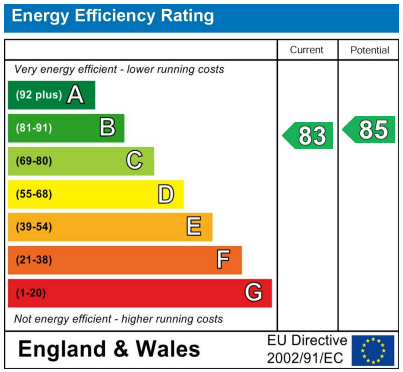
Directions

Viewings

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

Council Tax Band

D



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