





# 16 Meadow Vale, Seaton - CA14 1SG

## £800 pcm Freehold

Superb 2 Bed Semi-Detached House with Large Garden & Garden Store • Tenancy managed by Grisdales/Landlord • Part Furnished • Damage Deposit £923 • Holding Deposit £184 • Available Now • To apply, complete a tenancy application form via our website

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Situated in a quiet cul-de-sac within this modern and popular development, this fabulous and particularly spacious two-bedroom semi-detached home offers comfortable, convenient living in a highly desirable location. Perfectly placed for easy access to Seaton's local amenities, the A596 and major employment centres, it's an excellent choice for those working locally. The real standout feature is the impressive garden, offering an abundance of outdoor space that's ideal for relaxing, entertaining or indulging your green-fingered ambitions. Complete with a useful garden shed, it provides a wonderful extension to the home, although prospective tenants should note that its upkeep is entirely their responsibility - goats or other livestock are not allowed! Part furnished and well equipped throughout, this attractive property combines modern styling, practicality and generous outdoor space to create a welcoming home ready to move straight into.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







**ENTRANCE**
uPVC door into entrance lobby with vinyl flooring, stairs to the first floor.

**LOUNGE**
13' 0" x 11' 0" (3.97m x 3.36m)
Aspect to the front wall mounted electric fire.

**KITCHEN / DINER**
16' 2" x 7' 9" (4.92m x 2.37m)
Fitted with a range of base and wall units in cream with wood effect laminate worktop over and matching up stand and includes 1 1/2 bowl stainless steel sink unit, plumbing for washing machine, integrated electric oven with gas hob over, stainless steel splash back and extractor fan. Space for fridge freezer and ample space for a dining table, wall mounted gas boiler, under stairs cupboard and door to the rear.



**FIRST FLOOR LANDING**
And first floor landing gives access to two bedrooms and bathroom.

**BEDROOM ONE**
13' 1" x 9' 5" (4.00m x 2.86m)
Spacious double bedroom to the front.



**BEDROOM TWO**
8' 11" x 8' 11" (2.72m x 2.73m)
Double bedroom to the rear. With single bed and table provided since the photos were taken.

**BATHROOM**



**GARDEN**

There is a small easy to maintain garden to the front and a particularly large garden to the rear with lawn, decking area with shillies to the side and garden shed.

You can include any text here. The text can be modified upon generating your brochure.




## Grisdales Estate Agents

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