



15 Wychall Orchard, Seaton, Devon, EX12 2BQ

Asking Price £310,000 Freehold

- An attractive detached chalet style property
- Spacious living room with bay window
- Gas central heating and double glazing
- NO ONWARD CHAIN
- Highly convenient location, level walk to town and beach
- Three bedrooms
- Well stocked, surrounding gardens
- Some modernisation required in places
- En suite shower room to master & GF shower room
- Driveway providing secure off road parking

15 Wychall Orchard, Seaton EX12 2BQ

A spacious detached chalet style property occupying an attractive corner site within walking distance of the town centre and sea front. Number 15 does require some general updating and modernisation in places but does offer gas central heating (boiler replaced within the last 12 months) , recently replaced UPVC gutters/facias and double glazing. This chalet style residence also offers some attractive character features including a first floor 'eye brow' window and natural stone finish to the exterior chimney. The property offers flexible accommodation including on the ground floor a good sized living room, kitchen, utility room/lean to, dining room/bedroom three and shower room. On the first floor are two further bedrooms the master of which has a small en suite shower room with WC. Outside, the property benefits from attractive surrounding gardens which to the rear offer a deal of seclusion and privacy. There is also a driveway providing off road parking with double gates leading to further car hard standing. NO ONWARD CHAIN



Council Tax Band: D



ENTRANCE

Front door and side panel to

ENTRANCE HALL

Extending to approx 13 feet in length, stairs rising to first floor, understairs storage cupboard, telephone point, radiator, doors leading to

LIVING ROOM

17'11" x 15'11" into bay (5.46m x 4.85m into bay)

Open aspect over the front of the property, views towards Axe Valley countryside, fireplace with hearth, surround and mantel over, two feature circular windows, Two radiators. Telephone point.

KITCHEN

13'05" x 9'04" (4.09m x 2.84m)

Fitted with range of units comprising roll top work surfaces, drawer units, cupboard units, eye level wall units, china display cabinets. Built in hob, oven and hood over. Wall mounted gas fired boiler. Single drainer sink unit. Door to dining room/bedroom three and to hallway. Door to rear store/utility area.

BEDROOM THREE/DINING ROOM

13'00" x 10'10" (3.96m x 3.30m)

Aspect to the rear of the property, radiator, door to kitchen.

SHOWER ROOM

8'04" x 4'10" (2.54m x 1.47m)

White suite comprising, low level WC, pedestal wash hand basin, shower cubicle, two windows, tiled surrounds. Chrome heated towel rail.

FIRST FLOOR

LANDING

Hatch to loft space, built in storage with shelving, further built in storage cupboards. Doors leading to

BEDROOM ONE

13' x 9'11" (3.96m x 3.02m)

Aspect over rear garden, built in storage, access to eaves, velux window, radiator.

Door to

EN-SUITE SHOWER ROOM

5'03" x 4'08" (1.60m x 1.42m)

Fitted with low level WC and shower cubicle.

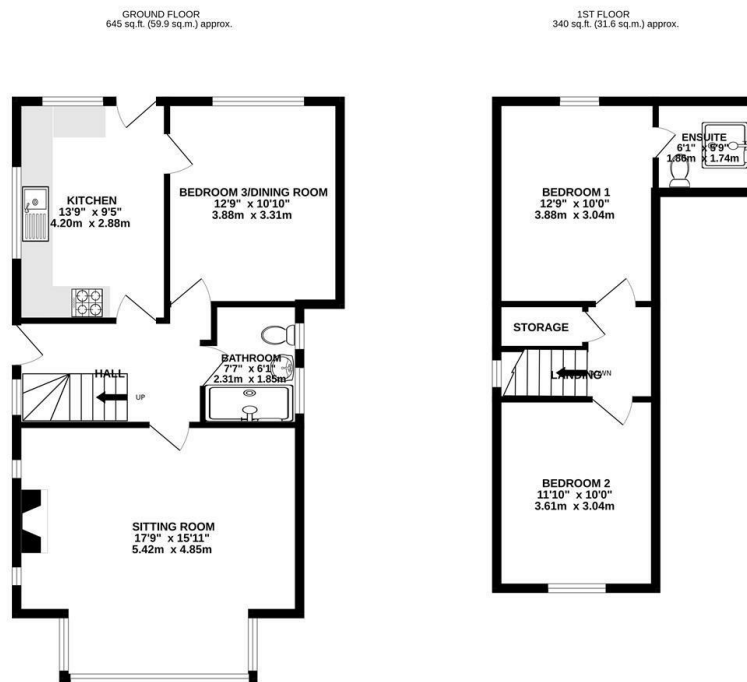
BEDROOM TWO

11'11" x 9'10" (3.63m x 3.00m)

Open outlook to the front of the property, built in storage, eaves access, radiator.

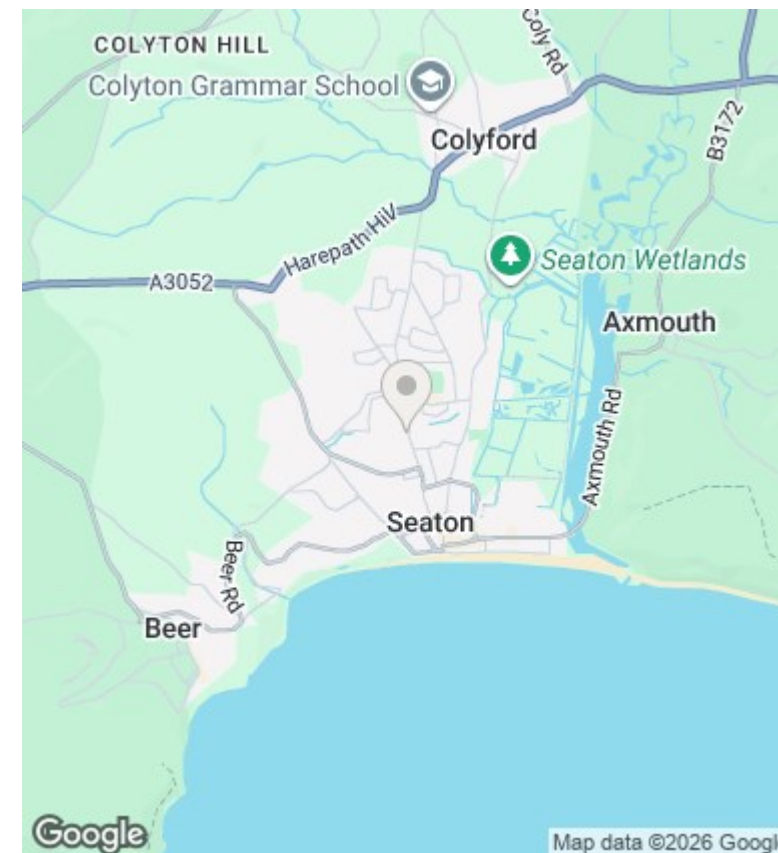
OUTSIDE

The property occupies a prominent corner site and benefits from attractive surrounding gardens which are stocked with a variety of shrubs, plants and small trees. There is a driveway with double tall wooden gates which lead to a secure hard standing area which potentially could be developed with the addition of a garage. The rear garden is fully enclosed, enjoys a sunny aspect and is laid out with ease of maintenance in mind with paved terraces/patios and a collection of mature shrubs.



TOTAL FLOOR AREA: 985 sq. ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for only prospective purchase. 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		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		