



**Trafalgar Terrace, Branscombe, Seaton, EX12 3DF**

**welcome to**

## **Trafalgar Terrace, Branscombe, Seaton**

Ideal opportunity for home owners who are looking to put their own stamp on a property! In need of refurbishment throughout, nestled in the pretty village of Branscombe (UNESCO Jurassic Coast World Heritage site) enjoying stunning views and offered for sale with NO ONWARDS CHAIN

### **Entrance Hall**

Entered via wooden front door, uPVC double glazed window, wall lighting

### **Lounge**

16' 2" x 9' 10" ( 4.93m x 3.00m )  
uPVC double glazed windows to front and rear aspect, wall lighting, radiators

### **Kitchen Diner**

16' 2" x 13' 4" ( 4.93m x 4.06m )  
uPVC double glazed windows to front and rear aspects, range of wall and base units with worksurface over, space for a range of domestic appliances, ceiling lighting, cupboard housing oil boiler, radiator

### **Utility Room**

10' 6" x 5' 1" ( 3.20m x 1.55m )  
Wooden door opening into garden, space and plumbing for washing machine, door leading to WC

### **Landing**

Access to loft space via hatch, cupboard housing water tank

### **Bedroom One**

13' 4" x 9' 1" ( 4.06m x 2.77m )  
uPVC double glazed window, radiator, ceiling light point

### **Bedroom Two**

10' 4" max x 11' 7" max ( 3.15m max x 3.53m max )  
uPVC double glazed window, radiator, ceiling light point

### **Bedroom Three**

10' 2" x 6' 10" ( 3.10m x 2.08m )  
uPVC double glazed window, radiator, ceiling light point

### **Bathroom**

uPVC double glazed window, panel bath, wash hand basin, spot lighting, radiator

### **W.C.**

uPVC double glazed window, low level WC, spot lighting

### **Gardens**

Generous sloped and landscaped gardens, laid to lawn, range of mature plants and trees

### **Agents Note**

Please note the property is subject to a Section 157 local occupancy restriction. This means purchasers must demonstrate a qualifying local connection to the Devon area, typically through residence, employment, or close family ties. Please call us in branch for further details.





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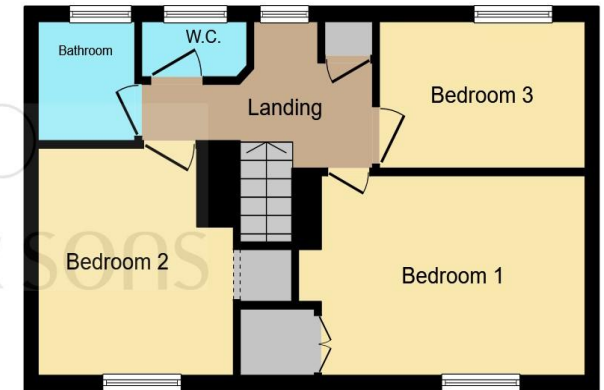
- COUNCIL TAX BAND = C
- SECTION 157 RESTRICTION
- IN NEED OF REFURBISHMENT THROUGHOUT
- SLOPED LANDSCAPED GARDENS
- NO ONWARDS CHAIN

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£270,000**



**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104879 - 0005

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