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50 Newlands Park, Seaton, EX12 2SF

Offers In Excess Of £450,000 Freehold

- A superbly refurbished and improved detached bungalow
- Open views across woodland/field to rear
- Well appointed new bathroom and separate cloakroom
- NO ONWARD CHAIN-MOVE IN READY
- Highly sought after, peaceful location-walking distance to town
- Spacious living/dining room
- Landscaped, secluded, easy to maintain gardens
- Three bedrooms
- New integrated kitchen and separate utility room
- Ample gravelled parking area/driveway and large garage

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50 Newlands Park, Seaton EX12 2SF

This newly renovated, spacious detached bungalow has been the subject of an extensive and careful programme of comprehensive modernisation throughout.
The property occupies a peaceful location with delightful open views from the rear elevation across woodland/countryside and lies conveniently within walking distance of the town amenities and sea front.
The beautifully presented accommodation includes a good sized living/dining room with views, superb integrated kitchen, separate utility room, three bedrooms, impressive four piece white suite bathroom, separate cloakroom. There is new flooring/carpeting to all rooms.
The property benefits from sealed unit double glazing throughout and a new gas fired central heating system.
Outside, to the front of the bungalow is a large gravelled parking area leading in turn to the attached garage with powered roller door.
A real feature of the property are the newly landscaped gardens which afford open views from the rear and include lawned terraces and a secluded timber sun deck.
NO ONWARD CHAIN

3 1 1 C

Council Tax Band: D





ENTRANCE
Front door leading to

ENTRANCE HALL
A spacious hallway with hatch to loft space, doors leading to

LIVING ROOM
24'04" x 12'02" maximum (7.42m x 3.71m maximum)
A spacious room with feature fireplace with beam over, arch to dining area with open views, sliding doors to outside. Arch to

KITCHEN
11'07" x 8'07" (3.53m x 2.62m)
With open views across woodland/field, newly fitted with high quality units comprising work surfaces, drawer units, cupboard units, eye level wall units, solid timber shelves, built in oven, hob and extractor over. Integrated dish washer, single drainer sink unit, arch leading to

UTILITY ROOM
8'00 x 6'06" (2.44m x 1.98m)
Newly fitted with work surface with cupboards below, plumbing for automatic washing machine, door to boiler cupboard with wall mounted gas boiler. Door to outside.

BEDROOM ONE
12'03" x 12'02" (3.73m x 3.71m)
Aspect to the front of the property.

BEDROOM TWO
11'02" x 9'01" (3.40m x 2.77m)
Aspect to the front of the property

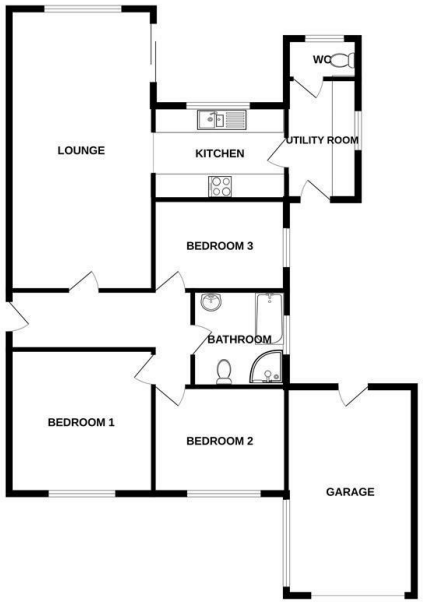
BEDROOM THREE
11'02" x 7'04" (3.40m x 2.24m)
Aspect to the side of the property

BATHROOM
7'04 x 7'02" (2.24m x 2.18m)
Newly fitted four piece white suite with contemporary matt black fittings including free standing bath, separate shower with monsoon fitting, inset wash hand basin, low level WC, half panelled throughout. Down lighters and fitted extractor.

OUTSIDE
The property is approached over a large gravelled area providing ample off road parking and is complemented by adjoining, colourful raised flower and shrub borders. Also to the the front is the ATTACHED GARAGE 20'03" x 11'04" with powered roller door, power lighting, full height sealed unit double glazed windows to side and courtesy door to rear courtyard. The garage offers clear potential (STPP) for any parties looking to create perhaps a home office, hobbies room or gym with the provision of the windows already in situ.
A side gate leads to the impressive, landscaped, fully enclosed rear garden which enjoys open views and a good deal of seclusion and privacy. The rear garden is laid out on two lawned terraces together with a timber decked area ideal for al fresco dining with direct access from the dining room.

AGENTS NOTES
Tenure : Freehold
Local Authority : East Devon District Council
Council Tax Band : D
Utilities : Mains gas, electric, water and drainage.
Broadband : Full fibre broadband is available to order. Please visit openreach.com for more information.
Mobile Phone Coverage : Further information can be found at checker.ofcom.org.uk

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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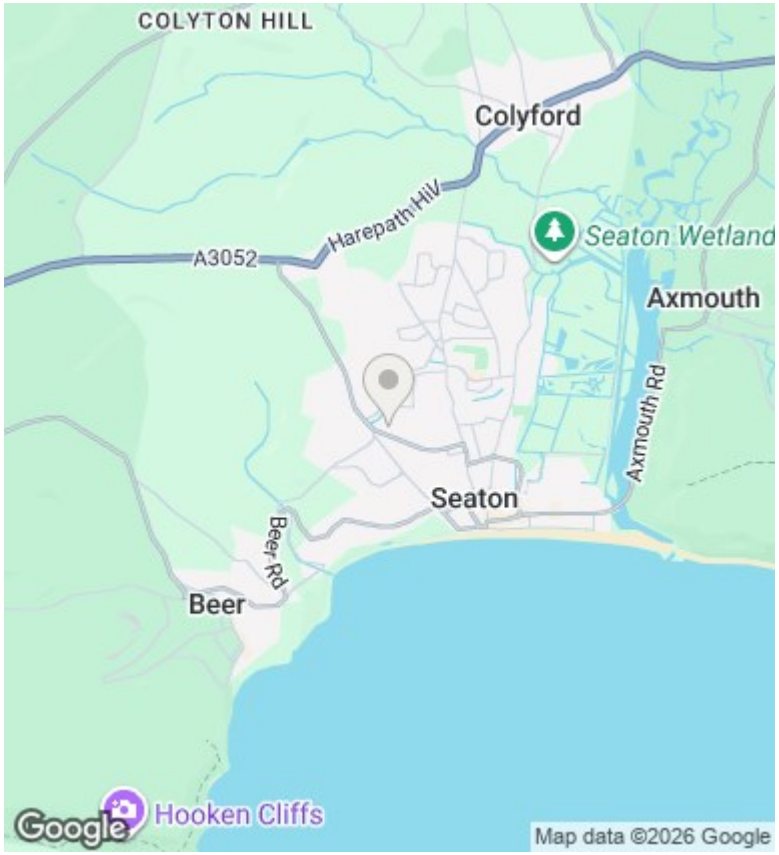


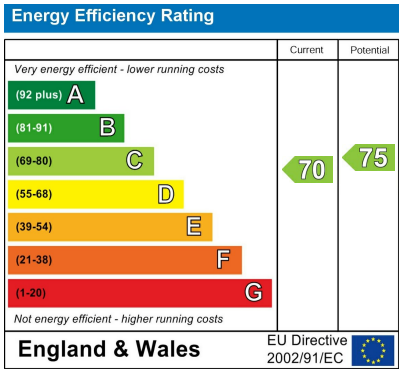
Directions

Viewings

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

Council Tax Band

D



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