



Eyewell Green, Seaton EX12 2BN

welcome to

Eyewell Green, Seaton

Fox & Sons are delighted to bring to the market this delightful three bedroom end-terraced home, located on the outskirts of the town of Seaton, seamlessly blending coastal charm, modern living and generous outdoor space.

Front Garden

Entered via a wrought iron gate, paved path leading around side of property to porch covered front door, laid to lawn area continuing around to rear garden, range of established hedging and flowers

Entrance Hallway

Entered via uPVC front door with opaque double glazed insert panel, understairs storage, stairs rising to first floor, radiator, ceiling light point

Lounge

uPVC double glazed window to front aspect with beautiful views to sea and hills beyond, electric fireplace set within feature surround, radiator, ceiling light point

Kitchen

uPVC double glazed window to rear aspect overlooking conservatory, range of wall and base units with worktop over and tiled splashback, integrated mid height electric oven, integrated gas hob with cooker hood over, space for washing machine, round stainless steel drainer sink, ceiling light point

Conservatory

uPVC double glazed windows offering garden views, wall light point

Wet Room

uPVC double glazed opaque window to side aspect, uPVC double glazed window to rear aspect, shower, low level WC, hand wash basin =, part tiled walls, radiator, ceiling light point

Landing

uPVC double glazed window on stairs to front aspect with beautiful views to sea and hills beyond,

built in cupboard housing boiler, loft hatch, ceiling light point

Master Bedroom

uPVC double glazed window to front aspect with beautiful views to sea and hills beyond, built in wardrobes, cupboards and drawers, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to rear aspect with views to hills beyond, built in storage cupboard and shelves, radiator, ceiling light point

Bedroom 3

uPVC double glazed window to rear aspect with views to hills beyond, radiator, ceiling light point

Rear Garden

Timber fence enclosed large outdoor area, predominantly laid to lawn, offering extra space and privacy due to occupying an end plot, raised flower beds, patio area, range of established plants, timber storage shed, brick built workshop (8' 5" x 7' 2") with window, power and lighting

Parking

On road parking available

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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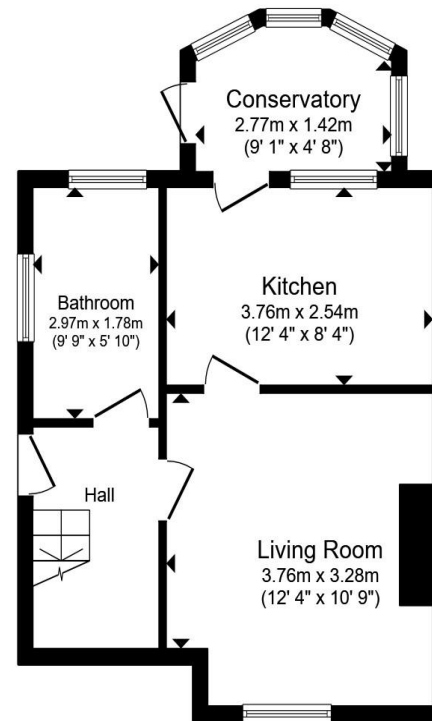
Eyewell Green, Seaton

- PRIME ELEVATED POSITION WITH BREATHTAKING SEA VIEWS
- NO ONGOING CHAIN
- COUNCIL TAX BAND C
- EXPANSIVE END PLOT WITH GENEROUS OUTDOOR SPACE
- WELL PROPORTIONED & BRIGHT LIVING SPACE

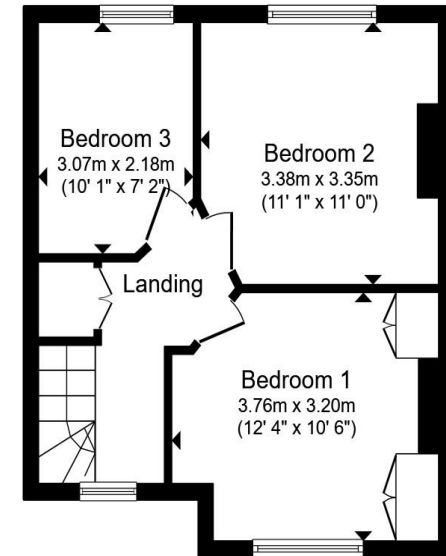
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£290,000



Ground Floor



First Floor

Total floor area 76.7 m² (826 sq.ft.) approx

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.propertybox.io

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Property Ref:
AXM104948 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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