



29 Wychall Park, Seaton, EX12 2EW

£325,000 Freehold

- An extended detached bungalow
- Spacious dual aspect living room
- Sealed unit double glazing
- Garage with remote door & off road parking
- Peaceful, convenient location
- Modern kitchen and dining room
- Good sized, south facing rear garden
- Two double bedrooms
- Gas central heating
- Wet room with shower

29 Wychall Park, Seaton EX12 2EW

This is a well presented, extended detached bungalow occupying a desirable, highly convenient location with large south facing rear garden.

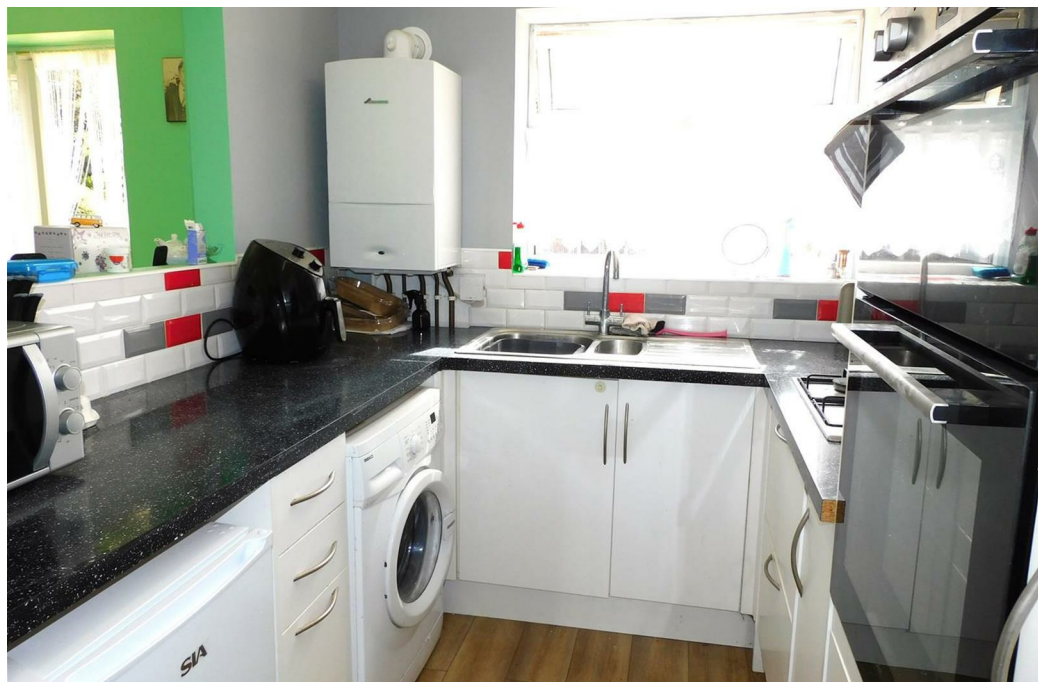
The accommodation briefly comprises an entrance hall, dual aspect living room, dining room with double doors to the garden, modern kitchen, covered way (to garage), two double bedrooms and wet room with fitted shower.

The property benefits from gas fired central heating and sealed unit double glazing throughout.

Outside, to the front a driveway and off road parking area leads to the attached single garage with remote powered door.



Council Tax Band: C



THE ACCOMMODATION

COVERED ENTRANCE PORCH

With front door (to side of property) leading to

RECEPTION HALL

Store cupboard with shelving and hanging rail, hatch to insulated loft with fitted ladder, radiator, leading to

LIVING ROOM

14'11" x 11'6" (4.566 x 3.527)

A bright dual aspect room with outlook over the rear garden, wood laminate flooring, radiator.

DINING ROOM

12'3" x 8'3" (3.742 x 2.522)

Twin doors to outside, radiator, wood laminate flooring, range of built in cupboards and shelving, arch leading to

KITCHEN

10'11" x 7'7" (3.334 x 2.324)

Comprehensively fitted with range of units comprising work surfaces, drawer units, cupboard units, eye level wall units, built in hob and double oven, plumbing for automatic washing machine, space for fridge, wall mounted Worcester boiler, one and a half bowl single drainer stainless steel sink unit. Tiled surrounds, aspect over the rear garden. Door leading to covered way and garage.

BEDROOM ONE

12'2" x 10'11" (3.726 x 3.329)

With built in wardrobes, radiator, dual aspect, wood laminate floor.

BEDROOM TWO

11'6" x 8'10" (3.525 x 2.704)

Aspect to the front of the property, radiator, built in wardrobes with hanging rail and shelving.

WET ROOM

6'8" x 5'2" (2.042 x 1.579)

Fitted with shower, low level WC, pedestal wash hand basin, tiled surrounds. side aspect (obscured glass)

OUTSIDE

To the front of the bungalow a driveway leads to the single attached garage (4.672 M x 2.438 M) with remote powered door, power lighting and work bench.

In addition to the driveway there is further off road parking for another car/vehicle.

A side pathway leads to the good sized, level rear garden which enjoys a fine southerly aspect and is laid out with ease of maintenance in mind. There is an extensive paved terrace/patio and gravelled area, garden shed, greenhouse, outside lighting and cold water tap. At the bottom of the garden is a timber gate which in turn leads to a pathway giving access to Roman Way and the walk towards the beach/town centre.

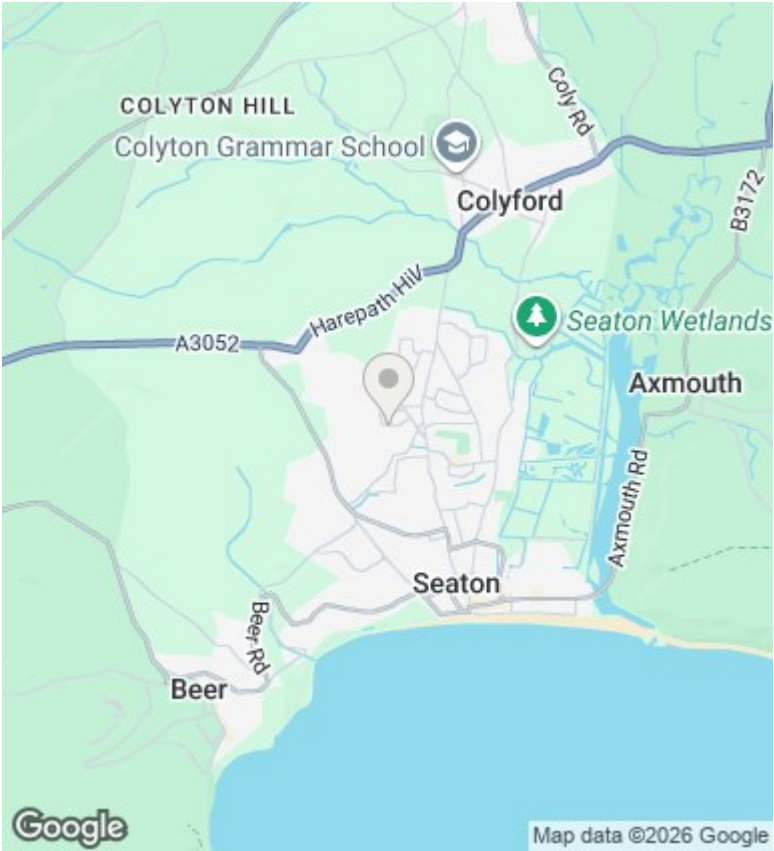
Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC