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49 Wychall Park, Seaton, EX12 2EL

Asking Price £329,950 Freehold

- An attractive detached bungalow
- Living room with dual aspect
- Useful loft/hobbies room with windows
- NO ONWARD CHAIN
- Two double bedrooms
- Excellent integrated kitchen/diner and separate utility room
- Driveway, gravelled parking area and garage with WC
- Peaceful location with far reaching views
- Refitted white suite shower room
- Secluded, well stocked rear garden

Tanyards Court, Queen Street, Seaton, Devon, EX12 2NY
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49 Wychall Park, Seaton EX12 2EL

This is an attractive detached bungalow occupying a slightly elevated location affording open, widespread views towards Axmouth, surrounding countryside and the sea in a southerly direction.
The property has been freshly decorated whilst benefitting from sealed unit double glazing and gas fired central heating.
The spacious accommodation briefly comprises a living room with open outlook, superb integrated kitchen/dining room, utility room, two double bedrooms and a contemporary refitted shower room.
Outside, to the front of the bungalow a long driveway provides ample off road parking and leads in turn to an additional gravelled parking area and attached single garage (with WC) with remote powered door and courtesy door to rear garden.
The rear garden is very private and is partly laid to lawn together with an interesting collection of plants, shrubs and small trees.
NO ONWARD CHAIN

2 1 1 C

Council Tax Band: D





ENTRANCE
Front door and side panel to

ENTRANCE LOBBY
Door leading to

RECEPTION HALL
Built in storage cupboard, wood effect flooring, loft hatch, doors leading to

LIVING ROOM
18'03" x 10'00" (5.56m x 3.05m)
A bright dual aspect room with far reaching views to the village of Axmouth and distant sea view to the south, wood effect flooring, TV point.

KITCHEN/DINING ROOM
18'02" x 10'00" (5.54m x 3.05m)
A bright dual aspect room featuring views towards Axmouth to the east and distant view to the south of the sea, comprehensively refitted including work surfaces, drawer units, cupboard units, eye level wall units, built in microwave, built in Bosch oven, built in fridge, built in dishwasher, pull out larder cupboards, integrated hob with hood over. Door to

UTILITY ROOM
10'00" x 3'09" (3.05m x 1.14m)
Work surface, plumbing for automatic washing machine, power points, door to outside.

BEDROOM ONE
13'05" x 10'00" (4.09m x 3.05m)
Aspect over the rear garden, full length window and door to outside, wood effect flooring, built in storage cupboard.

BEDROOM TWO
11'10" x 10'00" (3.61m x 3.05m)
Aspect over the rear garden, range of built in wardrobes, wall light point.

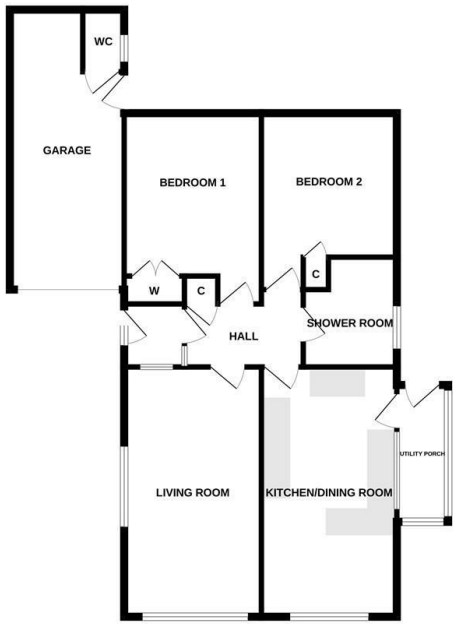
SHOWER ROOM
6'09" x 5'06" (2.06m x 1.68m)
Comprehensively refitted with white suite comprising shower with glazed screen, inset WC, bidet, sink, fully tiled throughout, built in shelving, chrome heated towel rail.

LOFT ROOM
Accessed via a loft ladder and leading to a fully boarded loft complete with windows. Previously used as a hobbies room for model railway layout etc.

OUTSIDE
The bungalow is approached over a long driveway providing off road parking for approximately three vehicles and leading to a carport and single garage with remote powered door and courtesy door to garden.
Also to the front is a useful additional gravelled parking area and collection of shrubs.
A side pedestrian pathway leads to a delightful, enclosed,private rear garden well stocked with a wide range of mature plants, shrubs and small trees. Level paved patio, lawned area, garden shed and outside tap.

AGENTS NOTES
Tenure : Freehold
Local Authority : East Devon District Council
Council Tax Band : D
Utilities : Mains gas, electric water and drainage.
Broadband : Fibre to the Cabinet Broadband (part fibre connection) is available. 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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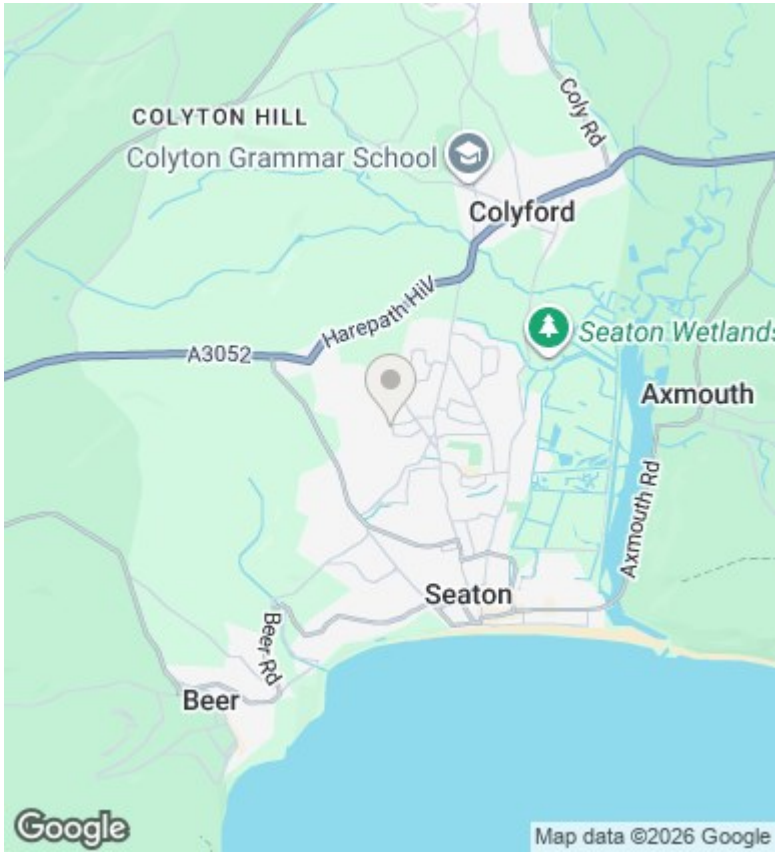


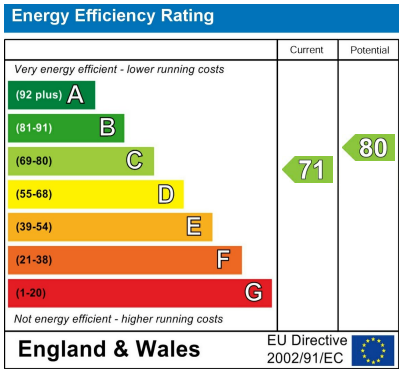
Directions

Viewings

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

Council Tax Band

D



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