



27 Wessiters, Seaton, EX12 2PW

Guide Price £325,000 Freehold

- A superbly presented detached bungalow
- Spacious living room
- Well stocked, landscaped front and rear gardens
- Easy walk to town and beach
- Two double bedrooms
- Modern shower room
- Driveway and single garage
- Peaceful, cul de sac location
- Recently re-fitted kitchen
- Gas fired central heating and sealed unit double glazing

27 Wessiters, Seaton EX12 2PW

A well presented two bedroom detached bungalow located in a cul-de-sac location benefitting from front and rear gardens, a single garage and off road parking. The property consists of a lounge, two double bedrooms, recently refitted kitchen and modern shower room. The property has recently had floor coverings throughout replaced including quality contemporary vinyl and carpeting to the lounge and bedrooms



Council Tax Band: D



Hallway

With two radiators, loft access with fitted ladder and lighting, built in airing cupboard, built in storage cupboard, doors leading to :

Lounge

16'6" x 11'4" (5.04 x 3.47)

A spacious reception room with open outlook over the front of the bungalow, radiator, fireplace with surround, hearth and mantel over.

Kitchen

10'9" x 8'6" (3.29 x 2.61)

Aspect over the rear garden, recently re fitted with range of units comprising roll top work surfaces, drawer units, cupboard units, eye level wall units, one and a half bowl single drainer sink unit, electric cooker with hood over, wall mounted Ideal Heating gas boiler. Space and plumbing for washing machine. Further area of work surface with eye level wall units, storage cupboard, space for under counter fridge and freezer. Tiled surrounds and door to outside.

Bedroom 1

11'6" x 10'5" (3.51 x 3.20)

A double bedroom with a aspect to the front of the bungalow. Range of built in wardrobes with storage over, display niches, chest of drawers and radiator.

Bedroom 2

12'11" x 10'4" (3.96 x 3.15)

A double bedroom with a window to the rear aspect and radiator. Double & half wardrobe, chest of drawers & bedside tables.

Shower Room

5'6" x 6'2" (1.68 x 1.88)

Fitted with cream suite comprising a pedestal wash hand basin, low level WC, glazed shower cubicle with fitted Mira shower, radiator.

Outside

To the front of the property a gated driveway provides off road parking and leads

to the single attached garage (16' x 8'04") with twin doors, power, light and newly replaced door to rear garden. The front garden is laid out with low maintenance in mind with gravelled areas and selection of shrubs. A pathway leads to the rear garden (50' x 35' approx) which is enclosed and offers a good deal of privacy. The rear garden includes a large paved patio with steps upto landscaped garden with array of mature specimen plants, shrubs and small trees. Substantial timber summer house. Outside light, cold water tap and external power point. New garden shed.

Agents Notes

Additional information : We are advised by the vendor that the central heating boiler was replaced in Oct 2023.

Construction : The property is of steel frame construction.

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

Utilities: All utilities are mains connected

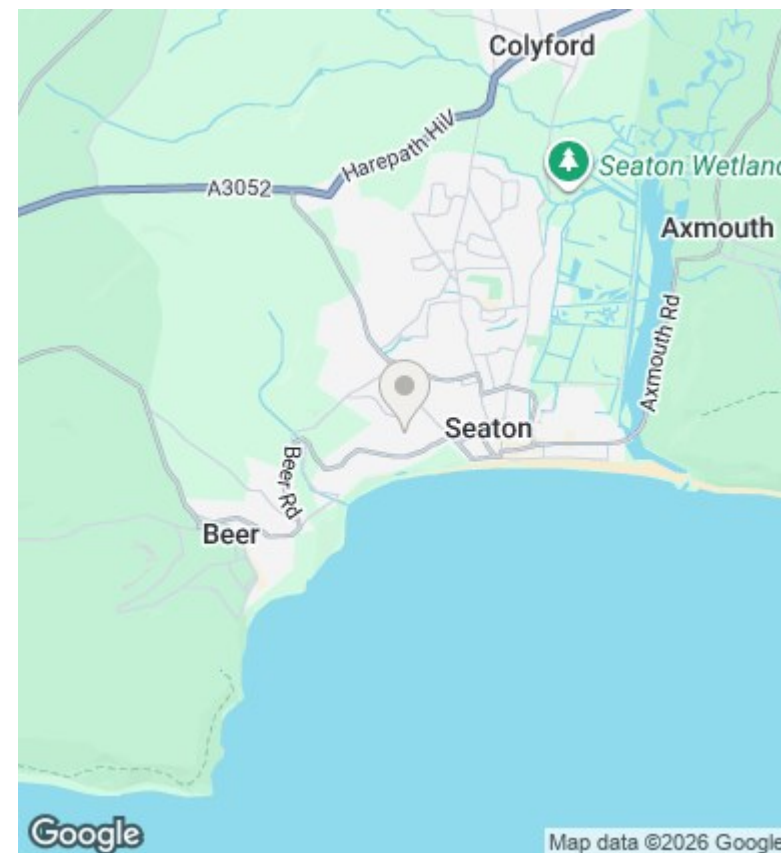
Broadband: Provided via a Broadband Box.

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.
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

From our office in Tanyards Court, Seaton turn left onto Beer Road and continue straight taking the fifth junction on the right hand side onto Wessiters. Take the next left turn and the property can shortly be found on the left hand side.

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	