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Glendare, 46 Fore Street, Seaton, EX12 2AD

Auction Guide £295,000 Freehold

- FOR SALE BY TRADITIONAL ONLINE AUCTION
- Spacious living room
- Gas central heating & sealed unit double glazing
- SEE TERMS & FEES @ 247propertyauctions.co.uk
- Town centre location-close to beach and amenities
- Well fitted kitchen/breakfast room
- Attractive enclosed, private rear garden
- A period double fronted house with six/seven bedrooms
- Two bathrooms & a shower room
- AUCTION DATE : 12.00 NOON 15th December 2026

Tanyards Court, Queen Street, Seaton, Devon, EX12 2NY
01297 24022

salesseaton@harrisandharrisestates.co.uk
https://www.harrisandharrisestates.co.uk

46 Fore Street, Seaton EX12 2AD

BEING SOLD BY TRADITIONAL ONLINE AUCTION (ENDS 12.00 NOON 15th December 2026) IN CONJUNCTION WITH 247 PROPERTY AUCTIONS-please see terms and relevant fees info@247propertyauctions.co.uk
Glendare is a substantial, spacious period property located right in the heart of this popular town and within easy walking distance of the sea front, shops and amenities. The property is laid out over three floors with accommodation on the ground floor including a reception hall, living room, well fitted kitchen/breakfast room, shower room and dining room/bedroom. On the first floor are . On the second floor are . The property is presented in very good decorative order whilst benefitting from sealed unit double glazing and gas fired central heating. Outside, to the rear of the house is a stunning, fully enclosed garden laid out with ease of maintenance in mind and enjoying a fine westerly aspect.

6 3 2 D

Council Tax Band: E





GROUND FLOOR

ENTRANCE

RECEPTION HALL

LIVING ROOM
17'09" x 9'05" (5.41m x 2.87m)
With aspect over the front of the property and feature bay window

KITCHEN/BREAKFAST ROOM
22'06" x 7'08" (6.86m x 2.34m)

BEDROOM ONE/DINING ROOM
15'00" x 10'07" (4.57m x 3.23m)

LOWER GROUND FLOOR

CELLAR
Accessed from the hallway and providing a useful storage area.

FIRST FLOOR
Landing doors to

BEDROOM TWO
16'00" x 9'08" (4.88m x 2.95m)

BEDROOM THREE
15'04" x 10'05" (4.67m x 3.18m)

BEDROOM FOUR
17'08" x 9'09" (5.38m x 2.97m)

FAMILY BATHROOM

SECOND FLOOR
Landing with doors leading to

BEDROOM FIVE
15'08" x 10'05" (4.78m x 3.18m)
With walk in storage room

EN-SUITE BATHROOM

BEDROOM SIX
9'09" x 9'09" (2.97m x 2.97m)

BEDROOM SEVEN
9'09" x 7'10" (2.97m x 2.39m)

OUTSIDE
To the rear of the property is a delightful, fully enclosed, secluded west facing garden neatly laid to paved patio with collection of shrub borders.

IMPORTANT INFORMATION
All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the sellers solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing age. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

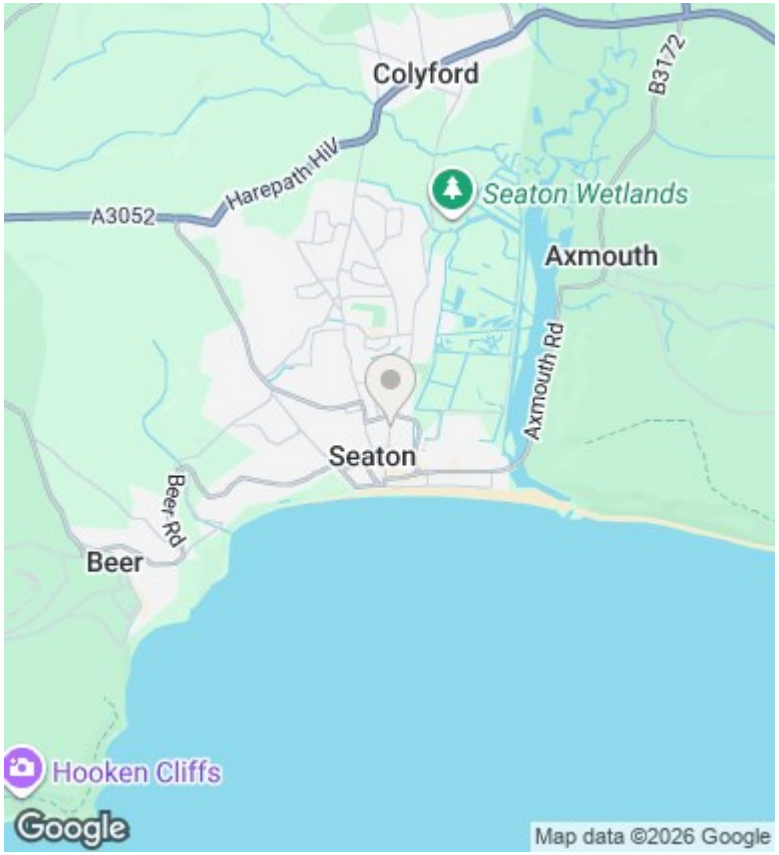
PRICE INFORMATION
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction) This reserve figure cannot be higher than 10% above a single figure guide. Please check the 247 Property Auctions website regularly at info@247propertyauctions.co.uk or contact them on 01395 247000 for upto date information. Following the fall of the hammer contracts are exchanged and there is no going back.

AUCTION FEES
The purchase of this property may include associated fees not listed here as it is to be sold via auction. To find out more about the fees associated with this property please call 247 Property Auctions on01395 247000 or info@247propertyauctions.co.uk

GUIDE PRICE
An indication of a seller's minimum expectation at auction and given as a Guide Price or a range of Guide Prices. This is not necessarily the figure a property will sell sell for and is subject to change prior to the auction.

RESERVE PRICE
Each auction property will be subject to a 'Reserve Price' below which the property cannot be sold at auction. Normally the 'Reserve Price' will be set within the range of 'Guide Prices' or no more than 10% above a single 'Guide Price'





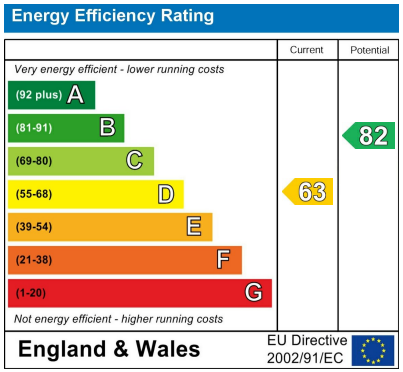
Directions

Viewings

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

Council Tax Band

E



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