



## Happiness Cottage, 1b Seaton Down Road, Seaton, Devon, EX12

Asking Price £185,000 Freehold

- An attractive semi detached cottage
- Living room
- Sealed unit double glazing
- NO ONWARD CHAIN
- Town centre location
- Kitchen/dining room
- Convenient for amenities and beach
- Two bedrooms and loft room
- Gas central heating
- Small courtyard garden to rear

## 1b , Seaton EX12 2RZ

Happiness Cottage is an attractive town centre, semi detached property laid out over three floors and within easy reach of the beach and amenities. The cottage offers two bedrooms and a loft room on the top floor, gas central heating and sealed unit double glazing. The accommodation briefly comprises on the ground floor a living room and kitchen/ding room with door to outside. On the second floor are two further bedrooms and a bathroom whilst on the second floor is a good sized loft with velux window.

Outside is a small courtyard and a bin storage area which is accessed via an alleyway from Seaton Down Road.

NO ONWARD CHAIN



Council Tax Band: C



## GROUND FLOOR

### ENTRANCE

Front door leading to

### LIVING ROOM

13'10" x 13'00" (4.22m x 3.96m)

Aspect to the front of the property, TV point, stairs rising to first floor. Tile floor, coats hanging area.

### KITCHEN/DINING ROOM

13'09" x 11'06" (4.19m x 3.51m)

Aspect to the rear, roll top work surfaces, drawer units, cupboard units, eye level wall units, integrated hob, oven below and hood over. Wall mounted gas boiler. Understairs cupboard. Space for fridge, spot lighting, tiled floor.

## FIRST FLOOR

### LANDING

Stairs to second floor, doors leading to

### BEDROOM ONE

14'01" x 13'09" (I shape max-narrowing to 7'02") (4.29m x 4.19m (I shape max-narrowing to 2.18m))

Aspect over the front of the property

### BEDROOM TWO

9'01" x 7'09" (2.77m x 2.36m)

Aspect rear.

### BATHROOM

6'11" x 5'07" (2.11m x 1.70m)

White suite comprising panelled bath with fitted shower, low level WC, pedestal wash hand basin. Tiled surrounds.

## SECOND FLOOR

Leading to

## LOFT ROOM

18'03" x 10'02" (excluding recess) (5.56m x 3.10m (excluding recess))

Velux window to rear aspect.

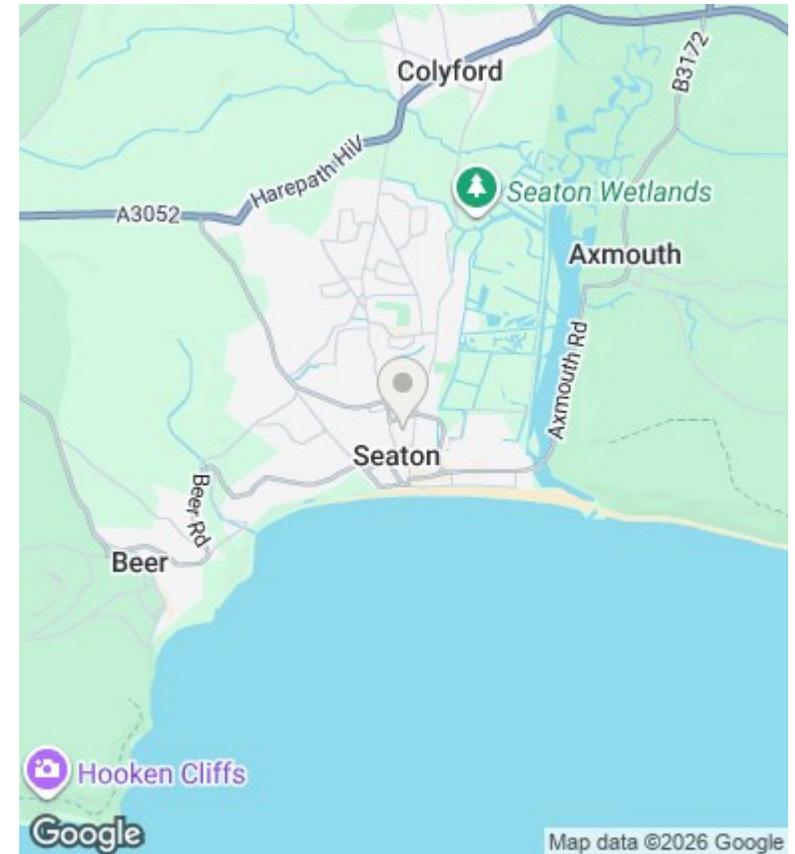
## Directions

## Viewings

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

## Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	