



## 22 Ash Grove, Seaton, EX12 2TT

Asking Price £210,000 Freehold

- A well presented, semi detached bungalow
- Double bedroom
- Sealed unit double glazing
- Long driveway
- Peaceful cul de sac location
- Fitted kitchen
- Ideal retirement, first time or investment purchase
- Living room
- Gas central heating
- Easy to maintain gardens

## 22 Ash Grove, Seaton EX12 2TT

This is an attractive, semi detached bungalow occupying a good sized corner plot in this peaceful cul de sac within easy reach of the town centre amenities and sea front. The property is well presented throughout whilst benefitting from sealed unit double glazing and gas central heating. The accommodation briefly comprises an entrance hall, living room, conservatory, double bedroom and shower room. Outside, the property benefits from a long driveway providing off road parking and leading in turn to a large store with twin doors. The surrounding gardens include a paved patio, lawned areas, range of shrubs and plants. The property is expected to be vacant by the end of August 2026.



Council Tax Band: B



## **ENTRANCE**

Front door leading to

## **ENTRANCE HALL**

Hatch to loft space where the gas boiler is situated, radiator, doors leading to

## **LIVING ROOM**

11'04" x 10'05" (3.45m x 3.18m)

With aspect over the front of the property, radiator.

## **BEDROOM ONE**

10'04" x 9'05" (3.15m x 2.87m)

With aspect over the rear garden, radiator and twin doors to

## **CONSERVATORY**

8'03" x 5'00" (2.51m x 1.52m)

With tiled floor, sliding door to outside.

## **KITCHEN**

8'02" x 4'09" (2.49m x 1.45m)

Comprehensively fitted with range of modern units comprising work surfaces, drawer units, cupboard units, eye level wall units. Space for cooker, cooker hood over, space for fridge. Plumbing for automatic washing machine. Single drainer sink unit, tiled surrounds.

## **BATHROOM**

7'01 x 4'10" (2.16m x 1.47m)

White suite comprising, low level WC, pedestal wash hand basin, shower cubicle, storage cupboard, shelving, radiator. Shaver/light point.

## **OUTSIDE**

The property occupies an attractive corner plot with surrounding gardens which to the front form a small lawned area and flower/shrub border. To the rear aspect and enjoying an easterly aspect is a further lawne garden together with paved patio/bar-b-que area. There is also a long driveway providing off road parking for

two vehicles which leads to a large garden store with twin doors. Outside lighting, cold water tap, external electric power points.

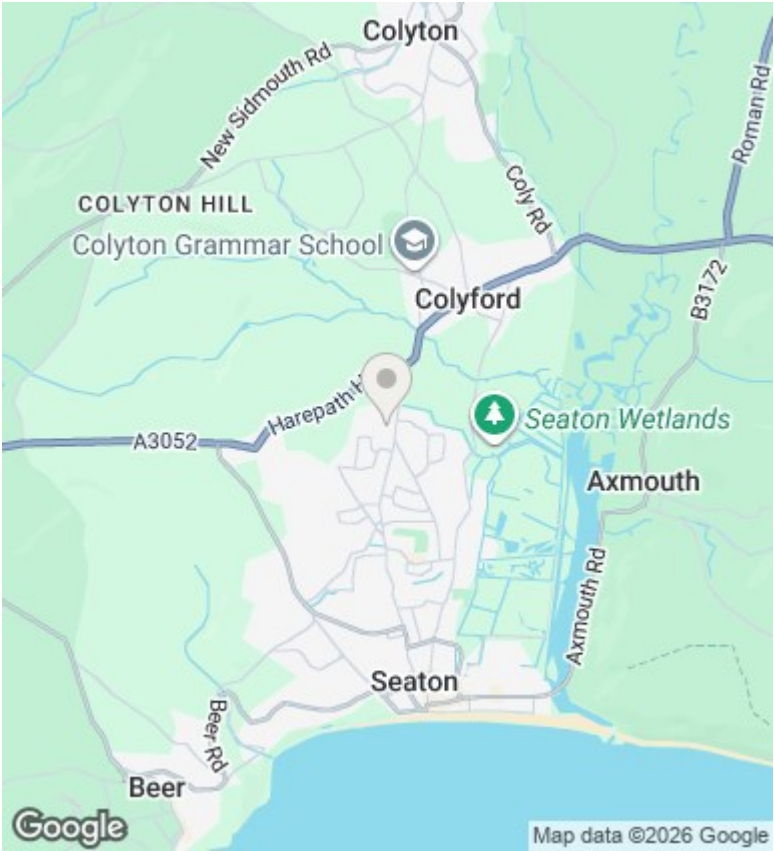
Directions

Viewings

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

Council Tax Band

B



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         |                                                                                                               |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   | 71      | 79                                                                                                            |
| (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  |