



## 17 Scalwell Mead, Seaton, EX12 2DW

Asking Price £300,000 Freehold

- A modernised, extended semi detached bungalow
- Living room & spacious conservatory/sun lounge
- Gas central heating and sealed unit double glazing
- NO ONWARD CHAIN
- Two bedrooms
- Comprehensively refitted kitchen
- Good sized, south facing , landscaped rear garden including decked area.
- Highly convenient, peaceful location
- Contemporary white suite shower room
- Long driveway and single garage

# 17 Scalwell Mead, Seaton EX12 2DW

This a very well presented, semi detached, extended modern bungalow occupying a delightful, level location with a secluded south facing enclosed garden. The property has been comprehensively modernised/improved whilst offering gas central heating and sealed unit double glazing throughout. The accommodation briefly comprises an entrance porch, entrance hall, living room opening to impressive conservatory with vaulted ceiling, comprehensively re-fitted kitchen with integrated appliances, two good sized bedrooms, & modern white suite shower room. Outside to the front a long driveway provided off road parking and leads to the single garage. In summary, the property would make an ideal purchase for those buyers looking for an attractive, easy to run home in a highly convenient, peaceful location. NO ONWARD CHAIN



Council Tax Band: C



### **ENTRANCE PORCH**

With front door leading to

### **RECEPTION HALL**

With coats hanging area, airing cupboard with shelving and radiator, further built in storage cupboard, hatch to loft space.

### **LIVING ROOM**

14'07" x 11'04" (4.45m x 3.45m)

With twin doors leading to

### **CONSERVATORY/SUN LOUNGE**

13'10" x 12'02" (4.22m x 3.71m)

With vaulted ceiling, fitted blinds, two radiators, twin doors to outside.

### **KITCHEN**

10'10" x 8'04" (3.30m x 2.54m)

Aspect over the front garden and well fitted with wide range of modern units comprising work surfaces, drawer units, cupboard units, eye level wall units, inset hob, eye level oven, built in fridge/freezer, built in dish washer, plumbing for automatic washing machine, attractive tiled surrounds, single drainer sink unit. Ideal wall mounted gas boiler.

### **BEDROOM ONE**

15'00" x 11'05" (4.57m x 3.48m)

With aspect over the front garden

### **BEDROOM TWO**

8'06" x 8'06" (2.59m x 2.59m)

With side aspect.

### **SHOWER ROOM**

6'05" x 5'05" (1.96m x 1.65m)

Fitted with modern white suite comprising double sized shower, inset wash hand basin with cupboard below, inset low level WC, chrome heated towel rail, spot lighting, attractive tiled surrounds, side aspect.

### **OUTSIDE**

To the front of the property is an easy to maintain gravelled garden, long driveway leading to single garage (16'07" x 8'08") with up and over door, power and lighting. Side gate leading to:

South Facing Rear Garden-A real feature of the bungalow and comprising a large (approx 35' in length), secluded decked area, artificial lawn, gravelled area, range of mature shrubs and plants. Cold water tap.

### **AGENTS NOTE**

Construction : The property is of steel frame construction-for further information please ask agent

Tenure : Freehold

Local Authority : East Devon District Council

Council Tax Band : C

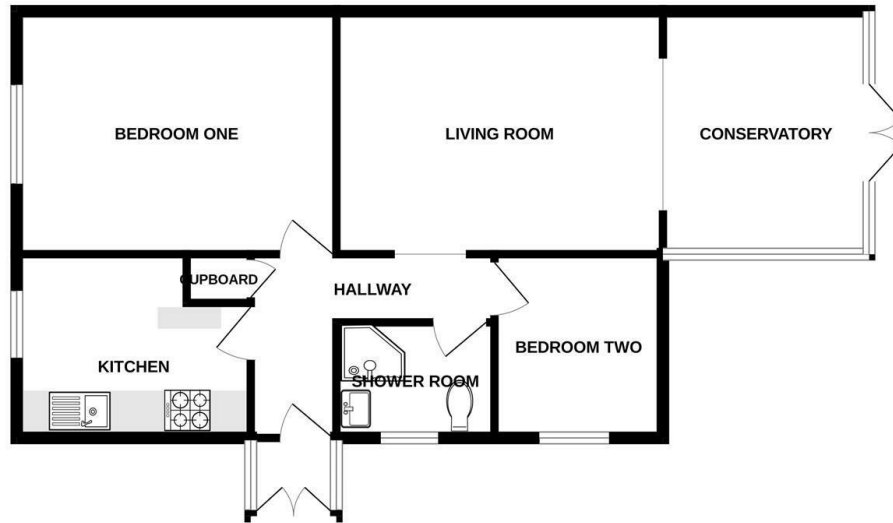
Utilities : All mains services are connected

Broadband : We understand fibre to the cabinet broadband is available to order.

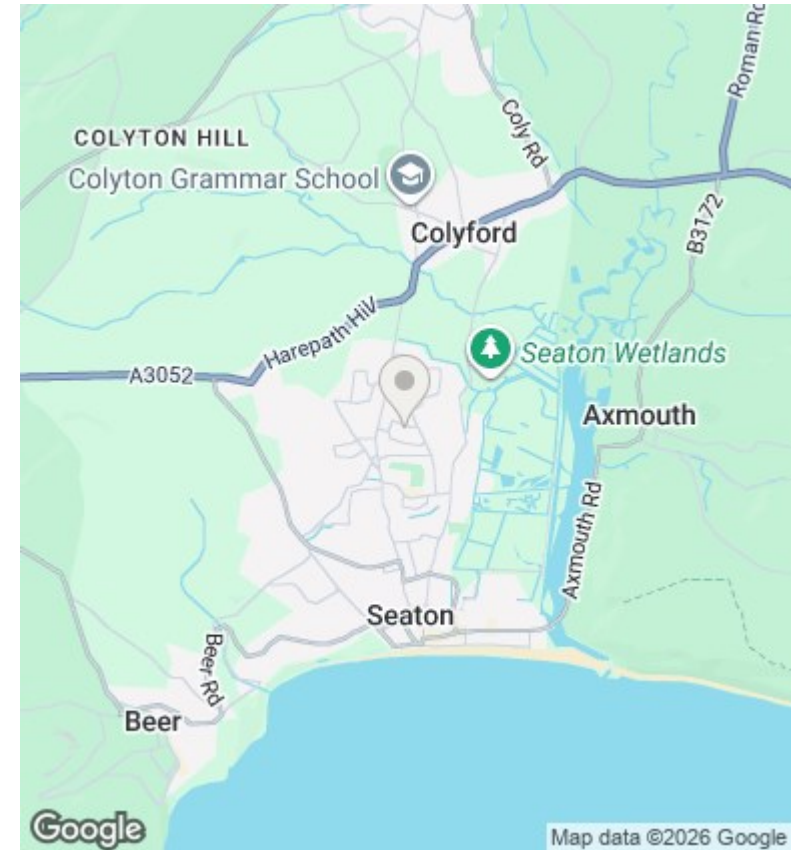
Please visit [openreach.com](http://openreach.com) for further information.

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## 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

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	