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139 Harepath Road, Seaton, EX12 2EB

Asking Price £250,000 Freehold

- A spacious semi detached house
- Spacious, well appointed open plan kitchen/family room
- Well presented throughout
- Gravelled off road parking
- Convenient location, level walk to town and beach
- Living room with open outlook
- Gas central heating & sealed unit double glazing
- Three bedrooms
- Ground floor cloakroom & family bathroom
- Landscaped front & rear gardens

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This is a spacious semi-detached house occupying a convenient, level location with easy reach of the sea front, town amenities, health centre and local schools (including Colyton Grammar School).
The property also benefits from far reaching views from the front aspect across the town to the Axe Valley countryside, village of Axmouth, Axe Estuary, Axe Cliffe and the open sea beyond.
The accommodation briefly comprises a living room, impressive open plan family room & well appointed, integrated kitchen, cloakroom, three bedrooms & family bathroom.
This two storey house is well presented throughout whilst benefitting from sealed unit double glazing and gas fired central heating.
Outside the property is approached over a driveway leading to gravelled parking area with an interesting range of mature plants and shrubs.
To the rear of the house is a very attractive south and west facing garden which includes a secluded, level stone terrace and wide range of plants and shrubs.

3 1 2 C

Council Tax Band: C





GROUND FLOOR

ENTRANCE
Front door leading to

PORCH
With door leading to

RECEPTION HALL
Radiator, stairs rising to first floor, doors leading to

LIVING ROOM
14'04 x 13'00 (4.37m x 3.96m)
Open aspect over the front of the property, fitted blinds, radiator. square bay window

KITCHEN/FAMILY ROOM
A stunning open plan room including

KITCHEN
16'08" x 9'05" (5.08m x 2.87m)
Comprehensively fitted with range of modern units comprises, work surfaces, drawer units, cupboard units, eye level wall units, integrated oven, hob and extraction over. Integrated dish washer. Single drainer sink unit, concealed lighting, attractively white tiled. Breakfast bar. Further work surface with cupboards below & plumbing for automatic washing machine.

FAMILY ROOM
16'06" x 8'05" (5.03m x 2.57m)
Aspect over the rear garden, sliding sealed unit double glazed windows to outside, two velux windows, radiator.

REAR LOBBY
Work surface with cupboard below, wall mounted Vailliant Gas boiler, door to outside and door to

CLOAKROOM
White suite with low level WC and wash hand basin

FIRST FLOOR
Landing with hatch to loft space

LANDING

BEDROOM ONE
12'02" x 11'00" (3.71m x 3.35m)
With stunning open views across the town to the village of Axmouth, the Axe Estuary, the Axe Cliffe and sea beyond. Radiator

BEDROOM TWO
13'00" x 9'04" (3.96m x 2.84m)
Aspect over the rear garden, radiator.

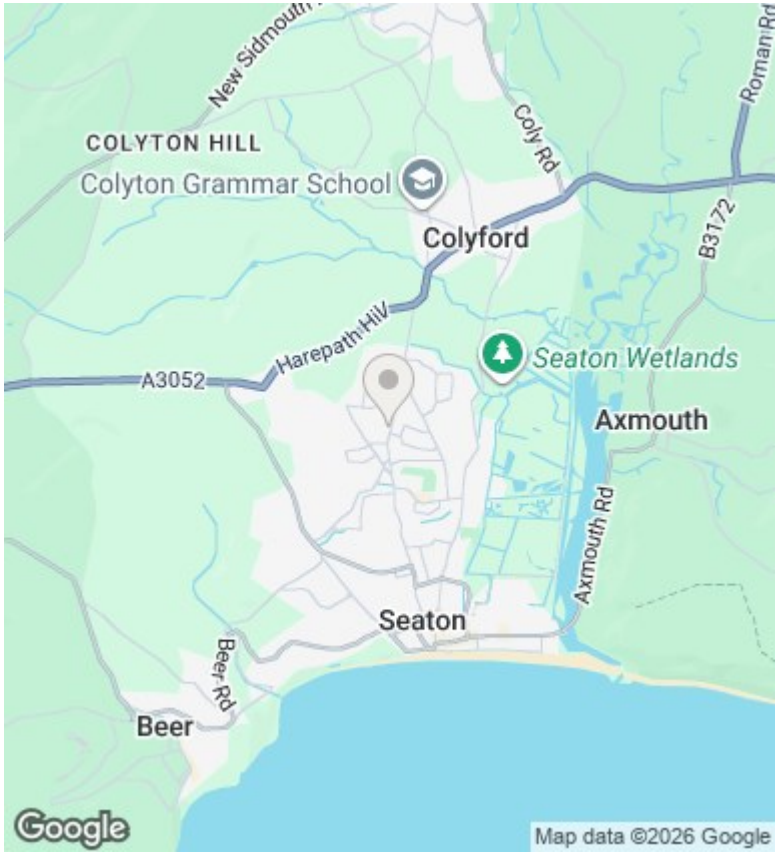
BEDROOM THREE
8'11" x 7'04" (2.72m x 2.24m)
Panoramic views across the town to the Axe Estuary, countryside and sea beyond.

BATHROOM
7'00 x 6'00" (2.13m x 1.83m)
Fitted with contemporary white suite comprising panelled bath with hand rails, fitted shower and shower screen. Inset wash hand basin with cupboards below. low level WC . Chrome heated towel rail, spot lighting.

OUTSIDE
The property is approached over a driveway (shared with next door neighbour) and leads to the gravelled parking area for two vehicles. The front garden is well stocked with a range of mature shrubs and plants.
A side path leads to the rear garden which affords a good deal of seclusion and enjoys a west/south facing aspect. The rear garden includes a good sized level, natural stone paved patio, steps leading to attractive level garden area with bark chippings and profusion of specimen shrubs, mature plants. Outside lighting, cold water tap.

AGENTS NOTE
The property is of non standard construction-please enquire for further details.
The property is accessed via a small area of shared driveway with a neighbouring property.





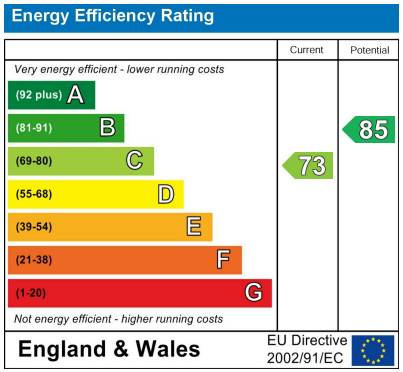
Directions

Viewings

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

Council Tax Band

C



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