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Manor Court, Seaton, EX12 2UJ

Guide Price £240,000

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A superbly presented, spacious detached residence occupying a convenient location in a quiet private cul-de-sac just off the Town within easy walking distance of the seafront and the shops. The property is light and airy throughout and the accommodation includes an entrance lobby with a door opening into the garage. Stairs rise to the spacious dual aspect living/dining room which provides ample space for lounge furniture as well as a dining table and chairs. The kitchen is well fitted with a range of wooden fronted storage cupboards and drawers with complimenting granite effect work surfaces, an inset sink and tiled surrounds. There are modern integral appliances including an electric oven with gas hob above and extractor hood over as well as space for a fridge freezer and plumbing for a washing machine.

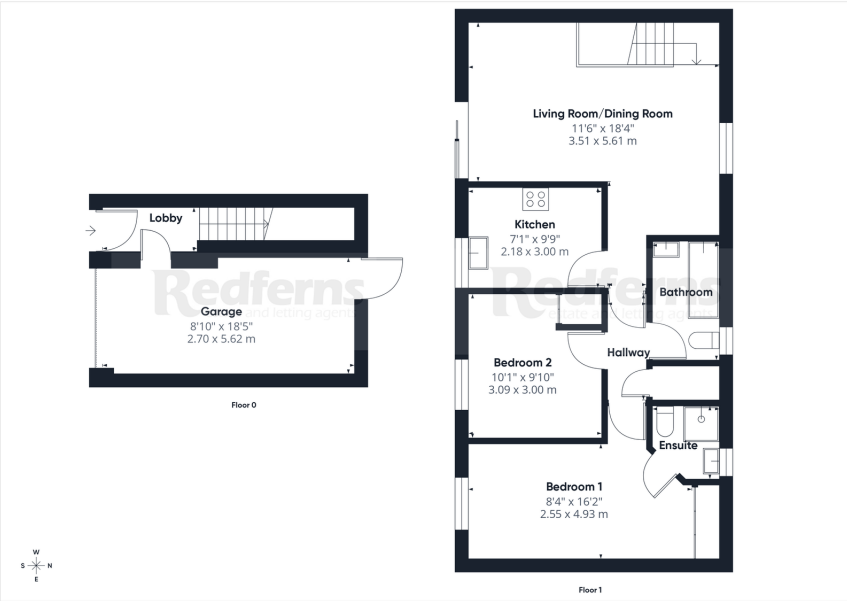
The principle bathroom has been fitted with a white suite including a bath and there are two generously sized bedrooms with the largest benefitting from fitted wardrobes and an ensuite shower room. The property has uPVC sash style double glazing throughout and gas central heating via a modern gas fired combination boiler.

To the outside, the property benefits from a large secluded rear courtyard garden which is ideal for outside dining/entertaining. A real asset of the property is the integral single garage providing off street parking an can also be accessed from the garden as well as the internal courtesy door. This property has been recently refurbish by the current owner and would be a good first time purchase or investment/holiday let. Equally, it would make a wonderful, permanent residence for retired occupants and must be viewed to be fully appreciated.

LOCATION Seaton is located between the ancient harbour of Axmouth and the white cliffs of Beer. Its mile long beach, which is part of the Jurassic Coast, opens onto the waters of Lyme Bay. The town itself has many small shops, a local hospital, doctors surgeries, primary school and a large supermarket. Seaton is a popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls and sailing. The County town of Exeter, with its regional airport, is some twenty miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately seven







- A spacious and well presented home
- Entrance lobby with internal door into the garage
- Kitchen with integral appliances
- Two double bedrooms (largest with fitted wardrobes and ensuite shower room)
- Good sized, secluded rear garden and garage with power and lighting
- Conveniently situated close to the town centre and seafront
- Spacious living/dining room
- Bathroom fitted with a modern white suite
- uPVC double glazing and gas central heating
- No onward chain



