



4 Seaton Court Harbour Road, Seaton, EX12 2GZ

Asking Price £245,000 Freehold

- Attractive mid terrace town house
- Open plan contemporary kitchen/lounge
- Accommodation over four floors
- NO ONWARD CHAIN
- Highly convenient location close to town and beach
- Utility room, cloakroom and family bathroom
- Gas central heating and sealed unit double glazing
- Three bedrooms
- Feature balcony from living room
- Courtyard garden

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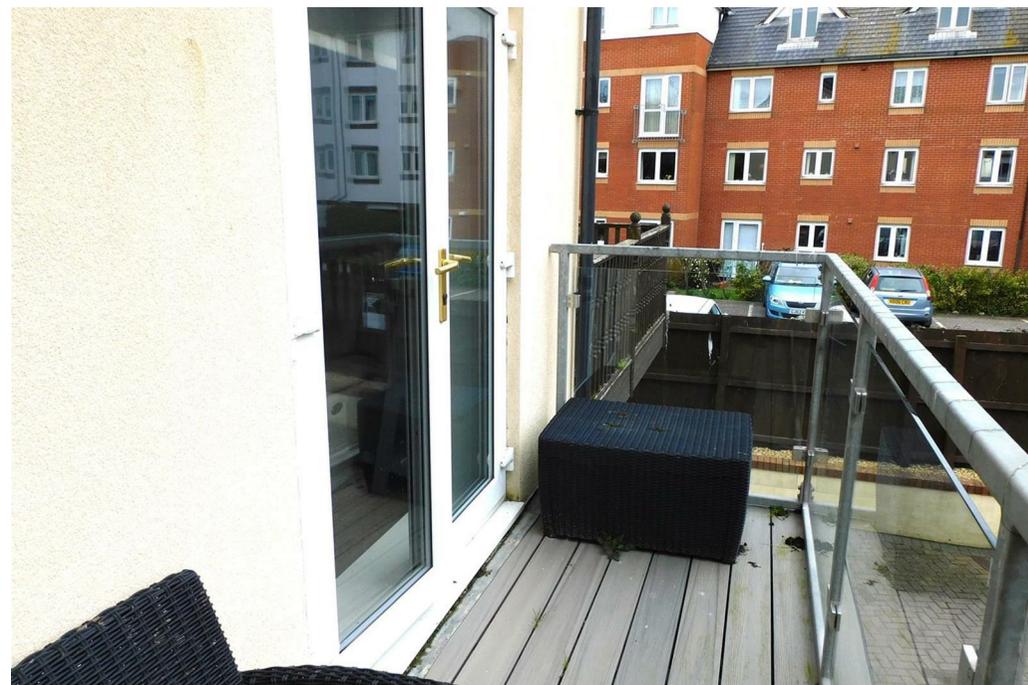
This is an attractive four storey town house constructed in circa 2005 and occupying a 'tucked away' town centre location within very easy reach of the beach, sea front, local amenities and wide range of shops. The property is decorated in neutral tones throughout whilst benefitting from sealed unit double glazing and gas central heating.

The accommodation briefly comprises an open plan living room/kitchen leading to full width glazed balcony, three bedrooms, family bathroom, cloakroom and utility room. Outside, to the rear is an enclosed courtyard.

NO ONWARD CHAIN.



Council Tax Band: C



GROUND FLOOR

ENTRANCE

Front door leading to

RECEPTION HALL

Stairs rising to first floor, door leading to

BEDROOM ONE

14'10" x 8'09" (4.52m x 2.67m)

Aspect to the front of the property, door leading to

UTILITY ROOM

9'10" x 4'00" (3.00m x 1.22m)

With work surface, plumbing for washing machine, space for dryer, wall mounted gas boiler, door to cloakroom and door to outside

CLOAKROOM

Fitted with white suite comprising low level WC, corner wash hand basin, aspect rear, tiled floor

FIRST FLOOR

LANDING

Stairs to second floor, doors leading to

OPEN PLAN LOUNGE/KITCHEN

KITCHEN

10'10" x 6'10" (3.30m x 2.08m)

Well fitted with range of contemporary units comprising solid wood work surfaces, drawer units, cupboard units, eye level wall units, one and a half bowl sinkunit, built in hob and extraction above, double built in oven, integrated fridge/freezer, built in dish washer. Tall larder cupboard, concealed under unit lighting, ceiling spot lighting. Aspect over the rear. Quality flooring.

LOUNGE

13'02" x 8'10" (4.01m x 2.69m)

Aspect over the front of the property, twin french doors leading to

BALCONY

11'06" x 3'09" (3.51m x 1.14m)

Recently updated complete with glazed panels

SECOND FLOOR

Landing and stairs to third floor

BATHROOM

8'00 x 6'10" (2.44m x 2.08m)

Fitted with white suite comprising panelled bath with central taps and fitted shower, pedestal wash hand basin, low level WC, radiator, tiled surrounds.

BEDROOM TWO

13'02" x 10'11" max l shape (narrowing to 6'09) (4.01m x 3.33m max l shape (narrowing to 2.06m))

THIRD FLOOR

Landing-aspect rear, door leading to

BEDROOM THREE

19'04" x 13'02" max narrows to 6'07" (5.89m x 4.01m max narrows to 2.01m)

With sloping ceilings, dual aspect.

AGENTS NOTES

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 for further information.

Mobile Phone Coverage : For further information please refer to checker.ofcom.org.uk

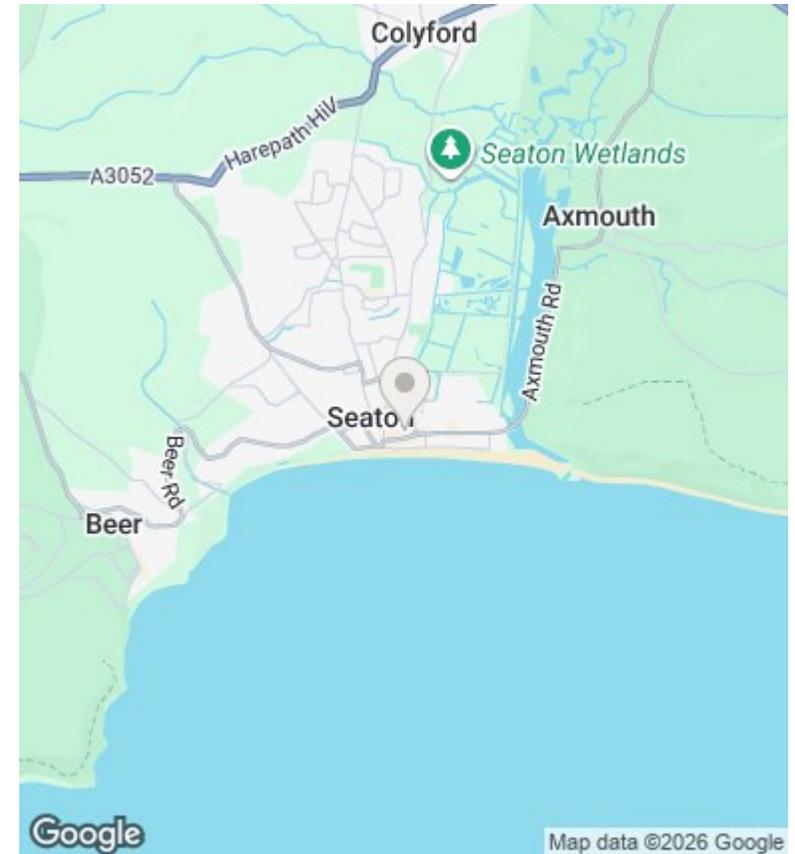
Directions

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		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	