



29 Colyford Road, Seaton, EX12 2JJ

Asking Price £450,000 Freehold

- Attractive detached bungalow
- Spacious living room
- Two conservatories
- NO ONWARD CHAIN
- Highly convenient level location
- Well fitted bathroom and en-suite shower room to main bedroom
- Surrounding, easy to maintain level gardens
- Three bedrooms
- Modern integrated kitchen
- Secure gated off road parking and single garage

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This is a very attractive, detached modern bungalow situated in a desirable location within level walk of the town centre shops, amenities and beach front. The property is well presented with the spacious accommodation including a good sized reception hall, living room with bow window, integrated kitchen (including oven and hob), separate dining room/bedroom three, two conservatories (one utilised as a utility/study room) two double bedrooms, en-suite shower room to master & family bathroom. The property is decorated in neutral tones throughout whilst benefitting from sealed unit double glazing and gas fired central heating. Outside, to the front is a landscaped, level garden with collection of mature specimen plants, shrubs and small trees. To the rear, accessed via Valley View Close, is a gated paved driveway providing off road parking and leading to the single garage with remote door. In summary the property would make an ideal retirement purchase being ideally situated to take advantage of Seaton's many amenities.
NO ONWARD CHAIN



Council Tax Band: C



ENTRANCE PORCH

A quality, good sized porch of UPVC construction with front door leading to

RECEPTION HALL

Built in double fronted storage cupboards, hatch to loft space, doors leading to

LIVING ROOM

14'10" x 12'00" (4.52m x 3.66m)

With aspect over the front of the property, feature bay window, fireplace with stone surround, hearth and mantel over.

KITCHEN

10'10" x 8'06" (3.30m x 2.59m)

Comprehensively fitted with wide range of units and comprising work surfaces, drawer units, cupboard units, eye level wall units, further base unit with further storage cupboards. Double drainer sink unit, attractive tiled surrounds. Worcester wall mounted gas boiler (replaced within the last 2 years). Built in hob, oven, & hood over. Integrated dishwasher. leading to

CONSERVATORY/UTILITY

11'06" x 6'10" (3.51m x 2.08m)

With access to rear garden, plumbing for washing machine. Fitted blinds, tiled floor, work surface, space for fridge.

CONSERVATORY

8'10" x 6'09" (2.69m x 2.06m)

With aspect over the rear garden. Fitted blinds. Sliding doors to rear garden.

BEDROOM ONE

11'10" x 8'01" (3.61m x 2.46m)

Aspect over the front of the bungalow, built in wardrobes.

En-SUITE SHOWER ROOM

Fitted with low level WC, wash hand basin, shower cubicle with fitted shower, window to side. chrome heated towel rail, fully white tiled throughout, spot lighting.

BEDROOM TWO

11'10" x 8'06" (3.61m x 2.59m)

With side aspect, built in wardrobes.

BEDROOM THREE/DINING ROOM

10'06" x 8'06" (3.20m x 2.59m)

Concertina doors leading to conservatory

BATHROOM

7'00" x 5'05" (2.13m x 1.65m)

Fitted with modern suite comprising panelled bath, low level WC, wash hand basin, independant fitted shower

OUTSIDE

To the front of the property is a well stocked, landscaped level garden with a wide variety of mature shrubs and plants.

To the rear and accessed via Valley View Close, twin gates lead to a secure driveway providing off road, secure parking for upto four vehicles and leading in turn to the single attached garage with remote door, power and lighting.

The secluded, fully enclosed rear garden enjoys a good deal of privacy and a sunny westerly aspect whilst providing a very pleasant sitting out area. Range of plants and shrubs. Cold water tap. Also located to the rear and between the two conservatories is a covered area with timber deck and providing a useful drying area in the winter months.

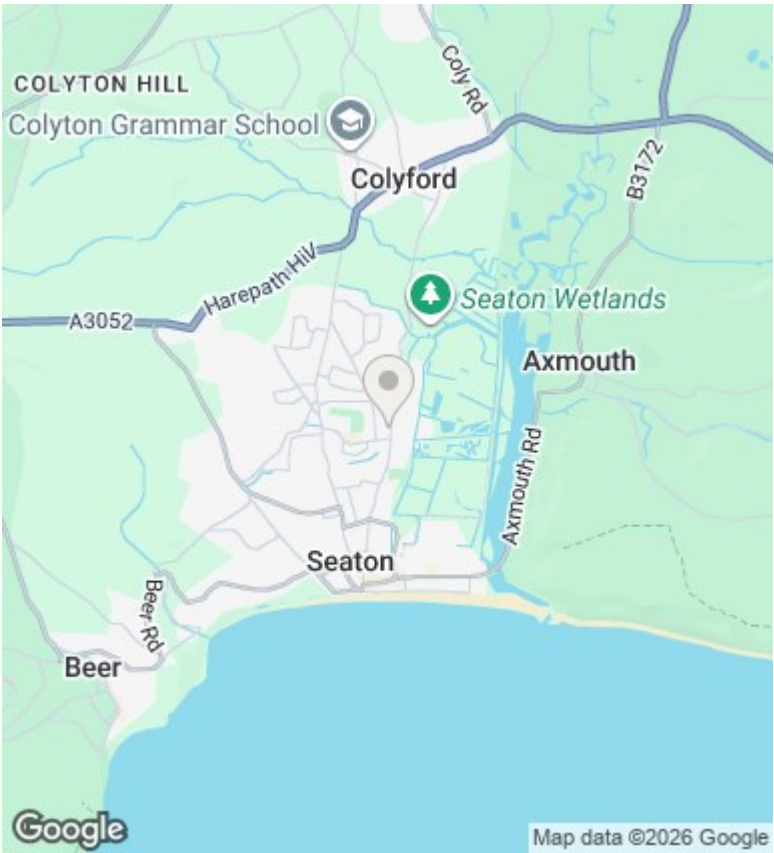
Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 