

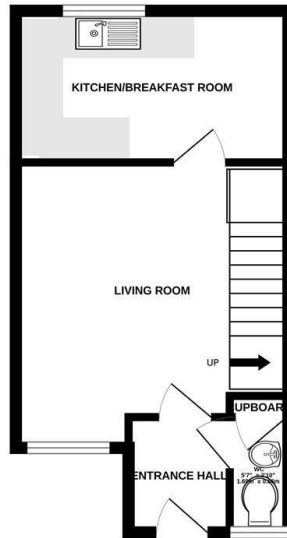


13 Woodbine Place, Seaton, EX12 2RD

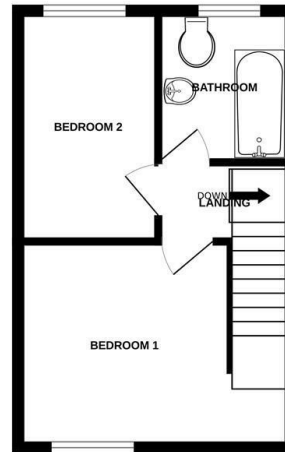
Asking Price £199,950 Freehold

- An attractive mid terrace modern house
- Modern kitchen with oven/hob
- Sealed unit double glazing
- Two bedrooms
- White suite bathroom
- Ideal first time purchase
- Highly convenient, peaceful town centre location
- Gas central heating
- Permit parking available close at hand

GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.

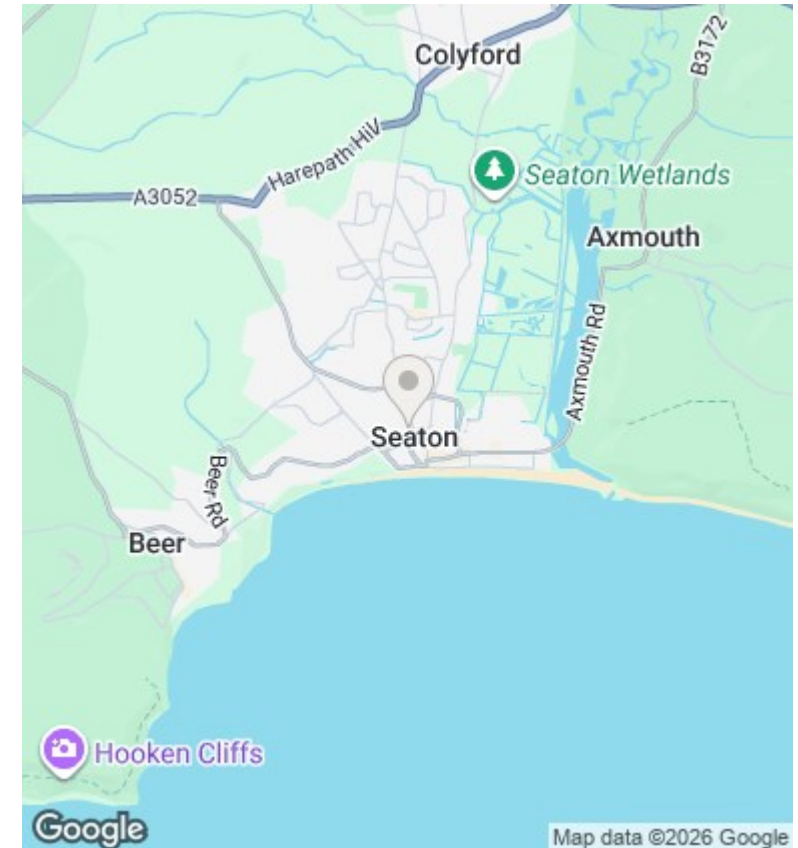


1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.

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 misstatement. 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

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC