



## 18 Celandine Close, Seaton, EX12 2XA

Asking Price £445,000 Freehold

- A spacious, well presented detached family house
- Excellent sized lounge with french doors to garden
- Gas central heating and sealed unit double glazing
- Views across Seaton to Axmouth & countryside beyond
- Four bedrooms
- Superb, well appointed open plan kitchen/dining room
- Secluded, good sized south facing rear garden
- Desirable, peaceful cul de sac location
- Family bathroom, ground floor cloakroom and en-suite shower room to master
- Driveway parking and attached single garage with utility area

# 18 Celandine Close, Seaton EX12 2XA

This impressive, modern family house constructed by Messrs Bovis in the late 1980's, occupies a favoured location in this peaceful cul de sac with fine southerly aspect and views towards the village of Axmouth. The property would make an ideal family home and is situated within approx 1 mile of the town centre amenities, popular shops, pebbled beach, esplanade and within walking distance of the ever popular Colyton Grammar School.

The spacious accommodation briefly comprises, on the ground floor, an excellent sized lounge with direct access to the rear garden, stunning contemporary open plan kitchen/dining room and cloakroom.

On the first floor is a feature landing with balustrading, four bedrooms, en suite shower room to master and a family bathroom.

The property is presented to a high level throughout whilst benefitting from sealed unit double glazing and gas fired central heating.

Outside, to the front of the house is a driveway providing off road parking which in turn leads to the integral garage with utility area.

To the rear is a very attractive, good sized garden which is fully enclosed and offers seclusion/privacy and level patio/terrace.



Council Tax Band: D



## GROUND FLOOR

### ENTRANCE

Front door and side panel to

### RECEPTION HALL

Stairs rising to first floor, courtesy door to garage, telephone and wifi points, doors leading to

### KITCHEN/DINING ROOM

27'00" x 8'06" (8.23m x 2.59m)

An impressive room with dual aspect, comprehensively refitted with work surfaces, drawer units, cupboard units, eye level wall units, china display cabinets, pantry units, concealed unit lighting. Cooker hood. USB plug points/sockets. Integrated fridge/freezer, built in dishwasher, attractive tiled surrounds. One and a half bowl single drainer sink unit. Breakfast bar with cupboards below. Tiled floor and spot lighting. Door to outside.

#### DINING AREA

Bespoke fitted pew style seating with useful storage below. Aspect over the rear garden. Tiled floor and spot lighting. Twin glazed doors to

### LIVING ROOM

15'03" x 13'00" (4.65m x 3.96m)

Aspect over the rear garden with twin french doors to outside. TV point.

### CLOAKROOM

White suite comprising low level WC, inset wash hand basin with cupboard below, tile surround, extractor.

## FIRST FLOOR

### LANDING

Hatch to loft space, door to airing cupboard, doors leading to

### BEDROOM ONE

12'04" x 9'10" (3.76m x 3.00m)

With aspect over the rear garden and offering views towards the village of Axmouth, bespoke range of built in wardrobes, door to

### En-SUITE SHOWER ROOM

8'02" x 5'01" (2.49m x 1.55m)

Well fitted with white suite comprising glazed shower area with electric shower, low level WC, pedestal wash hand basin, tiled floor.

### BEDROOM TWO

9'10" x 9'09" (3.00m x 2.97m)

With aspect over the rear garden and views across Seaton to Axmouth beyond, built in wardrobes.

### BEDROOM THREE

10'10" x 7'09" (3.30m x 2.36m)

With aspect over the front of the property, built in wardrobe.

### BEDROOM FOUR

8'02" x 8'01" (2.49m x 2.46m)

With aspect over the front of the house, velux window and sloping ceilings.

### FAMILY BATHROOM

7'08" x 7'01" (2.34m x 2.16m)

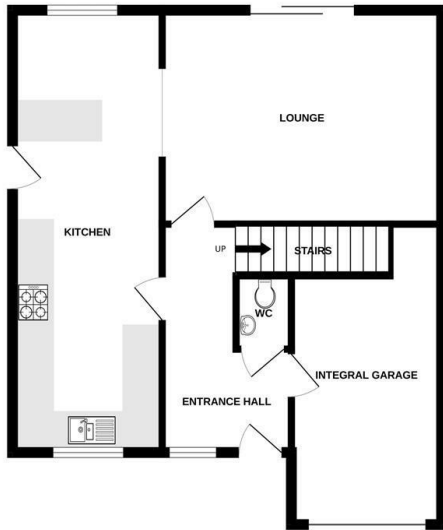
Fitted with white suite comprising panelled bath with monsoon shower, low level WC, pedestal wash hand basin, chrome heated towel rail, fully tiled throughout, electrically lit mirror.

## OUTSIDE

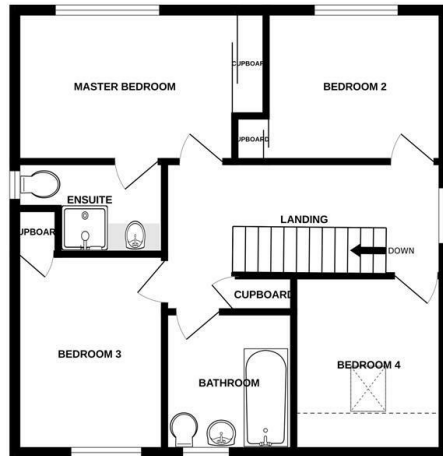
The property is approached over a driveway leading to the INTEGRAL GARAGE 16'05" x 8'04" with power, light, plumbing for automatic washing machine, wall mounted gas combi-boiler powering central heating and providing hot water, work surface, courtesy door to hallway.

The front garden is mainly laid to lawn together with collection of shrubs and plants. To the rear is an enclosed, good sized level garden enjoying a fine southerly aspect with level lawn and variety of plants, shrubs and small trees. There is also a level patio area which can be accessed directly from the living room doors and there is a further paved terrace in the corner of the garden

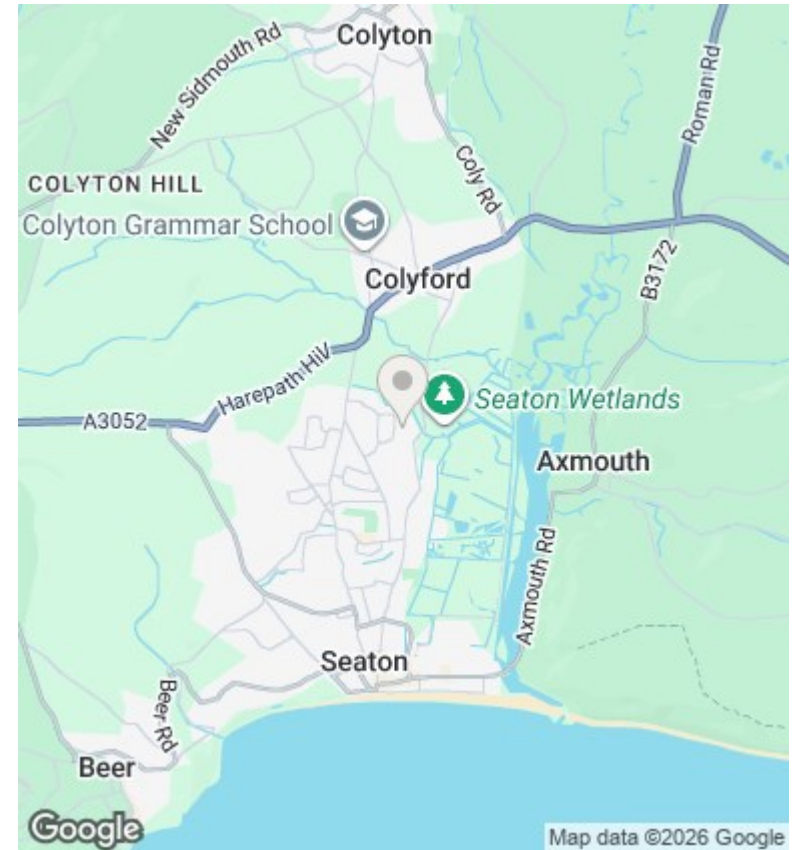
GROUND FLOOR



1ST FLOOR



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 mis-statement. 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

D

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