



47 Wychall Park, Seaton, EX12 2EL

Asking Price £335,000 Freehold

- A spacious detached bungalow
- Peaceful and convenient location
- Modern electric heating & sealed unit double glazing
- Garage and long driveway
- Far reaching views across the Axe Valley countryside & estuary to Axmouth
- Garden adjoining fields-Protected Scheduled Ancient Roman Monument
- Multi aspect living room with views
- Two double bedrooms
- Close to local 'Hail and Stop' bus service
- Attractive surrounding gardens

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This is a well presented, spacious, detached bungalow occupying a stunning elevated location with far reaching views toward Axmouth, the Axe Valley Wetlands, estuary and surrounding countryside in an easterly direction.

The bungalow is situated in a convenient, desirable and peaceful residential area within easy reach of the town centre and sea front. In fact, the property is just a short walk from local amenities including the GP surgery and Primary School. The Colyton Grammar School is also located approximately one mile distant. Particularly useful is the local 'Hail and Stop' bus service to the town centre and sea front with a stop situated at the end of the road.

The bungalow is decorated in neutral tones throughout whilst benefitting from sealed unit double glazing and modern electric heaters.

Gas is also connected to the property.



Council Tax Band: D



ACCOMMODATION

ENTRANCE

Front door leading to

RECEPTION HALL

With storage cupboard, electric radiator, hatch giving access to large loft area and doors leading to

LIVING ROOM

18'03" x 9'10" (5.56m x 3.00m)

A multiple aspect room with excellent views across to the Axe Estuary and countryside beyond. Electric radiator. Original feature fireplace.

KITCHEN/DINING ROOM

KITCHEN 8'11" x 8'08"

Comprehensively fitted with range of modern units comprising work surfaces, drawer units, cupboard units, eye level wall units. Sink unit. Built in hob and oven, extractor hood over. Plumbing for washing machine. Stunning open views towards the Axe Estuary and surrounding countryside.

DINING AREA 10'00" x 9'03"

Built in airing cupboard with insulated copper cylinder. Electric radiator. Door to outside.

BEDROOM ONE

14'02 x 9'11" (4.32m x 3.02m)

Aspect over the rear of the property, built in wardrobes with sliding doors, hanging rail and shelving over. Electric radiator.

BEDROOM TWO

12'08" x 10'00" (3.86m x 3.05m)

Aspect over the rear of the property, sliding patio doors to outside. Built in wardrobes with shelving and hanging rail. Electric radiator.

BATHROOM

Fitted with primrose yellow panelled bath with shower over, heated towel rail, low level WC and wash hand basin.

OUTSIDE

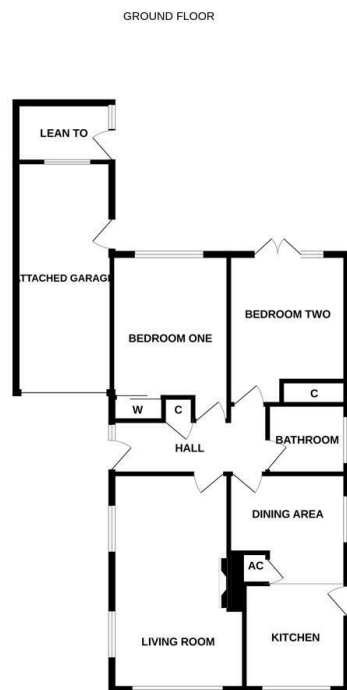
To the front of the property a long driveway provides ample parking for multiple vehicles and leads in turn to the single attached garage with up and over door, power, lighting and courtesy door to rear garden. Situated behind the garage is a useful outside garden store with windows.

To the front of the property is an attractive gravelled area with range of mature shrubs and plants all neatly enclosed with stone walling.

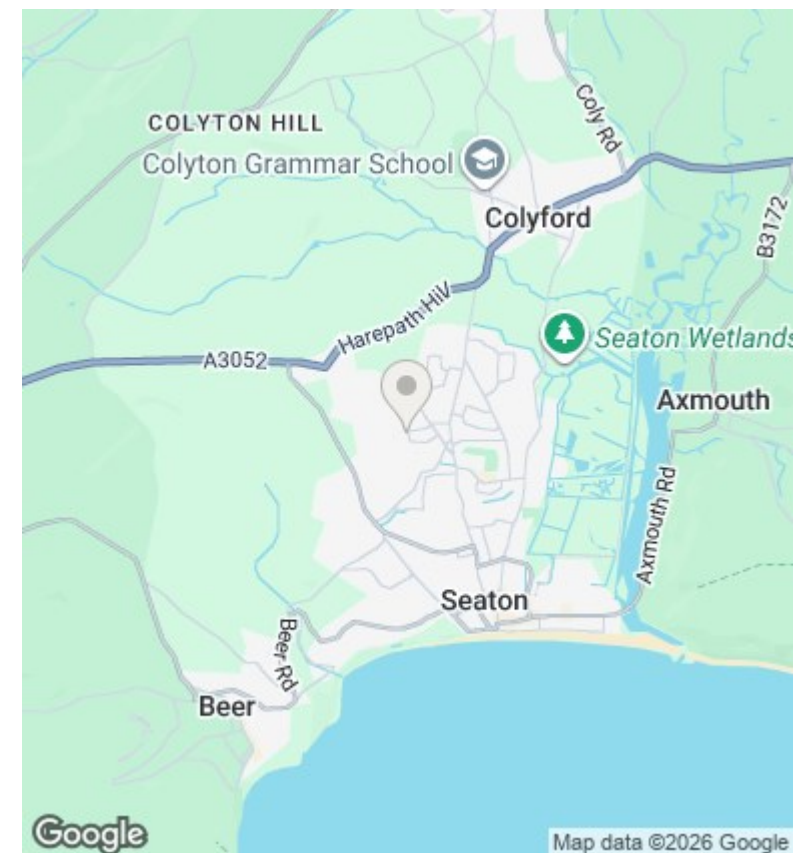
A pathway with wrought iron gate leads to the side garden with collection of plants and shrubs.

Also, to the rear of the bungalow is a very appealing, private garden which offers a tranquil haven for sitting out/relaxing. Worthy of special mention is that the rear garden directly adjoins an open field which forms part of Honeyditches, a Scheduled Ancient Roman Monument.

The garden includes a tiered level lawn, range of shrubs and plants. Timber garden shed.



Whilst every attempt has been made to ensure the accuracy of the description 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 for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Neotape 12/2018



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		31
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 