



4 Bluebell Close, Seaton, Devon, EX12 2UP

Asking Price £185,000 Freehold

- A modern link house
- Lounge with feature fireplace
- Sealed unit double glazing
- NO ONWARD CHAIN
- Popular residential area
- Bathroom with shower over bath
- Ideal first time purchase
- Modern fitted kitchen with appliances
- Gas central heating
- Allocated parking for 2 cars

4 Bluebell Close, Devon EX12 2UP

This is an attractive, modern corner link house occupying a peaceful cul de sac location in this popular residential area. The property offers sealed unit double glazing and sealed unit double glazing throughout. The accommodation briefly comprises a good sized living room with electric fire and surround, modern fitted kitchen with integral hob and oven (sale also includes automatic washing machine), two bedrooms (main bedroom with fitted wardrobes) and contemporary white suite bathroom. Outside to the front and side of the property is an easy to maintain garden and also a refuse bin storage area. There are two allocated parking spaces located close at hand.

NO ONWARD CHAIN



Council Tax Band: B



ENTRANCE

Door leading to

PORCH

UPVC double glazed door. Tiled flooring. Wall mounted light.
UPVC double glazed door into property.

HALLWAY

Black slate effect tiled flooring.
Storage cupboard with shelving - RCD board. Storage cupboard with shelf - 3 x coat hooks.

LOUNGE

15'08" x 11'08" (4.78m x 3.56m)
Aspect over the front of the house with feature bay window. Fire with surround, hearth and mantel over. TV Aerial. Radiator. Wall light points. Stairs rising to first floor.

KITCHEN

10'00" x 5'05" (3.05m x 1.65m)
Comprehensively fitted with range of modern units comprising white fronted drawer units, cupboard units, eye level wall units. Charcoal granite effect roll top work surface. LEC fridge/freezer. Hotpoint electric integral oven with 1 shelf, grill pan and handle. Four ring gas integral hob. Stainless steel cooker hood. Hotpoint automatic washing machine.
Stainless steel one and a half bowl sink and drainer with mixer tap. 4 x bulb chrome spotlight. Aspect over the front of the property. Wall mounted gas boiler. Attractively tiled throughout. Radiator. Space for fridge. Tiled floor.

LANDING

Radiator. Hatch to loft space. Doors leading to

BATHROOM

Fitted with white suite comprising panelled bath with fitted shower, pedestal basin. White Low level WC. Wall mounted mirror. Obscure double glazed window. Fully tiled walls and tiled floor.

BEDROOM 1

10'03" x 8'07" (3.12m x 2.62m)
Aspect over the front of the house.
Airing cupboard with shelves. Range of built in wardrobes. Radiator. TV Aerial for wall mounted TV. Distant view of countryside.

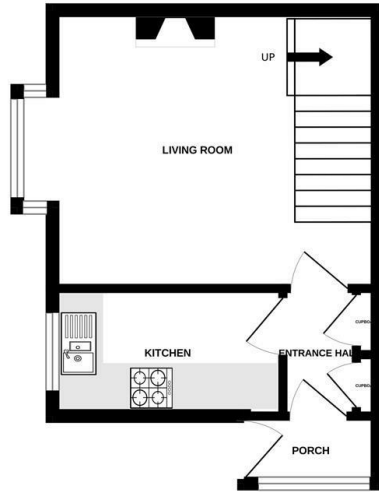
BEDROOM 2

8'06" x 7'07" (2.59m x 2.31m)
Two double glazed windows. Radiator. Aspect over the front.

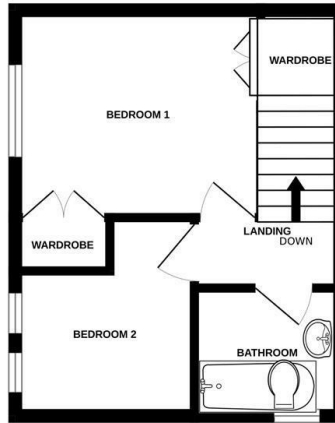
OUTSIDE

Pedestrian pathway to front door. Plant pots with established plants. Bird bath. Space for bin and recycling boxes. Green/cream plastic storage box

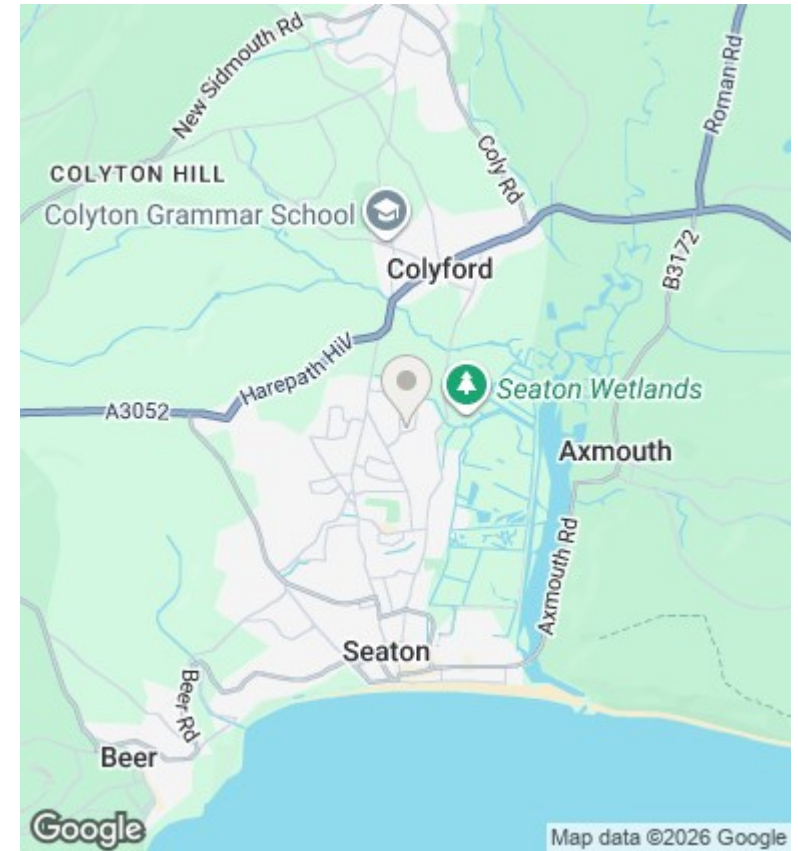
GROUND FLOOR



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

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	