



## 3 Manor Gardens, Seaton, EX12 2AL

Asking Price £315,000 Freehold

- A superbly presented mid terrace characterful house
- Attractive living room
- Gas central heating
- Two parking spaces
- Three bedrooms
- Habitat kitchen with oak modular units
- Sealed unit double glazing
- Tranquil, peaceful location-easy walk to town centre and beach
- Quality white suite bathroom with free standing bath & separate shower
- Enclosed level garden & further communal lawned gardens

## 3 Manor Gardens, Seaton EX12 2AL

This is a well presented and delightfully situated spacious, mid terrace house located in a tranquil, 'tucked away' private cul de sac location within easy walking of both the town centre and popular beach. We are advised the property was converted from part of the former Seaton convent in the 1990's. The property is decorated to a high standard throughout whilst benefitting from sealed unit double glazing and gas fired central heating. The accommodation briefly comprises a good sized entrance hall, characterful living room with twin doors to the gardens, impressive kitchen complete with high quality Habitat oak modular units under polished stone work surfaces, three attractive bedrooms (master with built in wardrobes/storage) and well appointed bathroom with both freestanding bath and separate walk in shower.

Outside, the property is approached over a private road which leads to the two off road parking spaces dedicated to the house. To the front is a fully enclosed, level landscaped garden with gravelled areas and natural stone terrace. There is also a good sized area of lawned communal gardens together with shrubs and small trees. Solar PV panels fitted and shared use of communal garden store.



Council Tax Band: C



## GROUND FLOOR

### ENTRANCE

Covered canopy porch with front door leading to

### ENTRANCE HALL

6'08" x 6'11" (2.03m x 2.11m)

Solid wood floor, radiator, timber door to kitchen and door leading to

### LIVING ROOM

14'09" x 12'11" (4.50m x 3.94m)

A bright and spacious dual aspect living room with outlook over the garden. Arched alcove, further display niches, multi media/TV connections, radiator, dado rail, wall light points, feature tall radiator, twin sealed unit double glazed doors to outside. Understairs storage cupboard. Stairs rising to first floor

### KITCHEN/DINING ROOM

14'11" x 13'10" (4.55m x 4.22m)

A bright dual aspect room with a southerly aspect, Comprehensively fitted with a high quality Habitat kitchen with oak modular units including drawer units, pull out larder cupboard, corner storage shelving, large shelved cupboard and eye level shelving. Polished stone work surfaces, Range Master 5 burner range with extraction over, wood flooring, Ideal gas fired combi boiler. Tiled surrounds, deep stainless steel sink with adjoining drainer, space for fridge/freezer, inset lighting and plumbing for automatic washing machine. Solid wood door to hallway.

### HALF LANDING

With picture window and radiator, stairs continue to

### FIRST FLOOR

### LANDING

Hatch to loft space, display shelving, doors leading to

### BEDROOM ONE

10'10" x 8'05" (3.30m x 2.57m)

With aspect over the front of the property and gardens, radiator, picture rail.

### BEDROOM TWO

10'08" x 8'05" (3.25m x 2.57m)

Aspect to the front of the property, radiator, floor to ceiling wardrobes with storage over and further storage/shelving adjoining. Solid wood floors.

### BEDROOM THREE

8'02" x 9'00" (2.49m x 2.74m)

Aspect to the rear of the property, radiator.

### BATHROOM

9'04" x 6'03" (2.84m x 1.91m)

Comprehensively fitted with contemporary white suite comprising freestanding 'ball and claw' bath, walk in shower with glazed screen and monsoon shower head, low level WC, wash hand basin, chrome heated towel rail, illuminated wall mounted mirror/cabinet, fully tiled walls and natural stone tiled floor with under floor heating throughout.

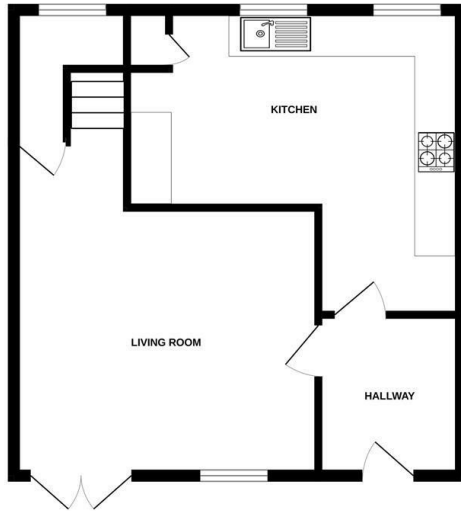
### OUTSIDE

The house is approached over a private road from near the junction of The Underfleet and Fore Street which in turn leads to the two dedicated parking spaces to the front of the house. Also to the front is an attractive, level garden with paved patio/terrace, gravelled areas and variety of shrubs all neatly enclosed with a wooden picket fence. A real feature of the property are the good sized, lawned communal gardens situated directly opposite the house which also include a variety of mature plants and trees. There is also the shared use of a communal garden store.

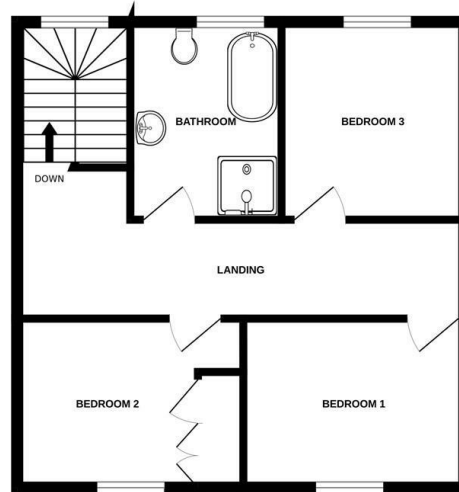
### AGENTS NOTES

Private Road. Solar PV panels fitted to roof. We are advised that on the ground floor the kitchen/diner was expanded by the removal of walls and installation of RSJ's-certificate of completion of work from EDDC available.

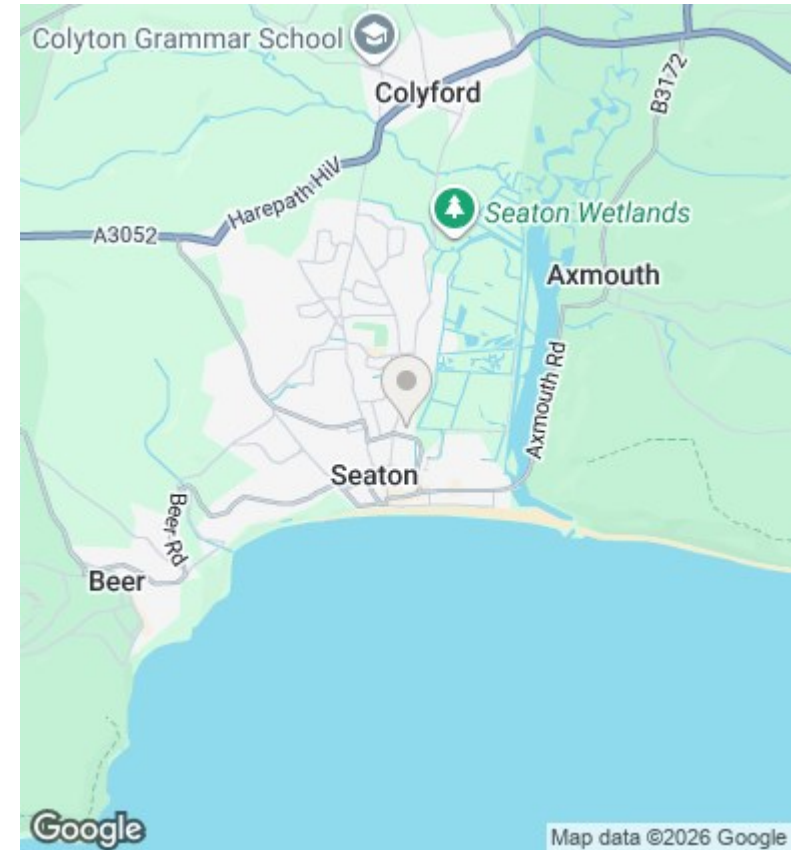
GROUND FLOOR



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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	