

OLD BEER ROAD, SEATON HOLE, EX12 2PX

GUIDE PRICE £550,000 - £600,000



* PROCEEDABLE BUYERS ONLY *

This generously proportioned and thoughtfully designed property built in 2001. It is located in a no-through road approximately 100 yards from the beach and seasonal café. The main rooms are accessed from an impressive and inviting entrance hall that boasts a large arched window at half landing height, allowing natural light to flood the space. The layout of the accommodation is flexible, with double doors connecting the sitting room to the dining room, which, in turn, opens onto a conservatory with a pitched, glazed roof and a patio door leading to the garden.

The kitchen/breakfast room is spacious and comes with a utility room that includes a second sink unit, fitted cupboards, and ample space for appliances. There's also an exterior door leading to the side of the property. Additionally, the ground floor offers a separate study, a cloakroom, and various storage cupboards.

Moving upstairs via the galleried landing, you'll find four bedrooms and a family bathroom. The principal bedroom is impressively sized and features an oriel window. It also benefits from two sets of fitted wardrobes and a newly fitted ensuite shower room with a double shower and a vanity unit with an illuminated mirror over. Additionally, the house includes uPVC double glazing, gas central heating, and a rooftop solar panel for hot water.

Outside

The rear garden, which has been cleverly terraced with steps leading up to a seating area, and surrounded by well-stocked borders. It has been beautifully landscaped for ease of maintenance. To the front of the property, steps rise to a paved terrace, creating a sunny spot with plenty of space for table and chairs. Beyond this terrace is an extensive block-paved driveway (with right of access to a neighbouring property) that leads to the twin garages, complete with power and light.

Council Tax Band: F EPC Rating: C

** Click on the drone tour to see more of the area **







- No Chain
- 4 Bedrooms
- En-Suite
- Lounge
- Dining room
- Conservatory
- Kitchen Diner
- Utility Room
- Separate Study
- Twin Garages















Location

Situated in an exclusive area known as Seaton Hole which nestles between Seaton itself and the pretty fishing village of Beer. The property stands in a sheltered location in the eye of the sun facing south, and is approximately 100 yards from the beach and its seasonal cafe. The town of Seaton is a popular bustling coastal town situated on the World Heritage Site colloquially known as the Jurassic Coast. The renowned Colyton Grammar School is situated nearby on the outskirts of the country village of Colyford. The market town of Axminster is approximately 5.5 miles to the north-east and has a good variety of shops, schools and leisure facilities with a main line rail link to London (Waterloo). The county town of Exeter is some 25 miles to the West with wider amenities, international airport, direct access to the M5 and main line rail link to London Paddington.





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.











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