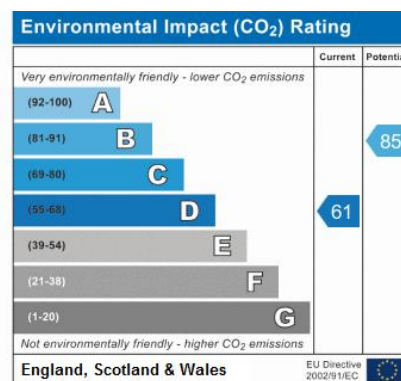
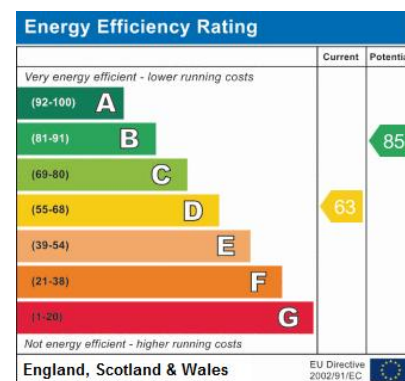




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64 Scalwell Park, Seaton, EX12 2DD

PRICE £235,000

TENURE Freehold



A very well-presented two bedroom semi-detached bungalow situated in a peaceful yet convenient location with garage and off-road parking.

Semi-detached bungalow • Two double bedrooms • Kitchen/breakfast room • Living/dining room • Conservatory • Shower room • Fully enclosed rear garden • Gas central heating & Upvc double glazing • Garage & off-road parking • Peaceful, yet convenient location •

64 Scalwell Park, Seaton, EX12 2DD

INTRODUCTION

This is a very presented two bedroom semi-detached bungalow occupying a peaceful yet convenient location, situated within minutes walking distance to the convenience store, bus stop and is on the local hopper bus route with direct access to town centre. The property benefits from having gas fired central heating and Upvc double glazing installed and is decorated with neutral tones throughout. The accommodation briefly comprises, porch, hallway, living/dining room, kitchen/breakfast room, conservatory, shower room and two double bedrooms. Outside, to the rear of the property is a fully enclosed garden laid to lawn. To the side is the driveway providing off-road parking and in turn leading to the single, attached garage.

ENTRANCE

Step and hand rail lead to semi-glazed front door with leaded light feature.

PORCH

Semi-glazed door leading to:

HALLWAY

Access to insulated and fully boarded loft space with pull-down ladder, radiator, coat hooks, telephone point, thermostat, coved ceiling. Door leading to:

LIVING/DINING ROOM 18' 7" x 10' 10" (5.66m x 3.3m)

Upvc double glazing to front aspect, feature fireplace with electric fire, natural stone surround and mantel over, two radiators, TV point, telephone point, coved ceiling.

KITCHEN/BREAKFAST ROOM 10' 10" x 9' 7" (3.3m x 2.92m)

Fitted with a range of wood effect units comprising cupboard units, drawer units, eye-level wall units, roll top work surface, single drainer stainless steel sink unit with mixer tap, tiled splashback, built-in oven, four ring gas hob with extractor over, space and plumbing for automatic washing machine, space for fridge/freezer. single glazed window, coved ceiling, radiator. Semi-glazed door to:

CONSERVATORY 10' 3" x 8' 3" (3.12m x 2.51m)

Upvc double glazing, Upvc double glazed door to outside, wall light point, TV point, radiator, hand rails. Door to garage.

BEDROOM ONE 13' 10" x 9' 10" (4.22m x 3m)

Aspect over the rear garden with Upvc double glazing. Twin built-in wardrobes with hanging rail and storage over, two built-in drawer units. TV point, radiator. Coved ceiling.

BEDROOM TWO 9' 5" x 8' 7" (2.87m x 2.62m)

Upvc double glazing to front aspect, radiator, coved ceiling.

SHOWER ROOM

White suite comprising walk-in shower cubical with glazed screens, sliding doors and 'Bristan' electric shower, low level WC, pedestal wash hand basin ,fully tiled surrounds, tiled flooring, heated chrome towel rail, two obscure Upvc double glazed windows, wall light point.

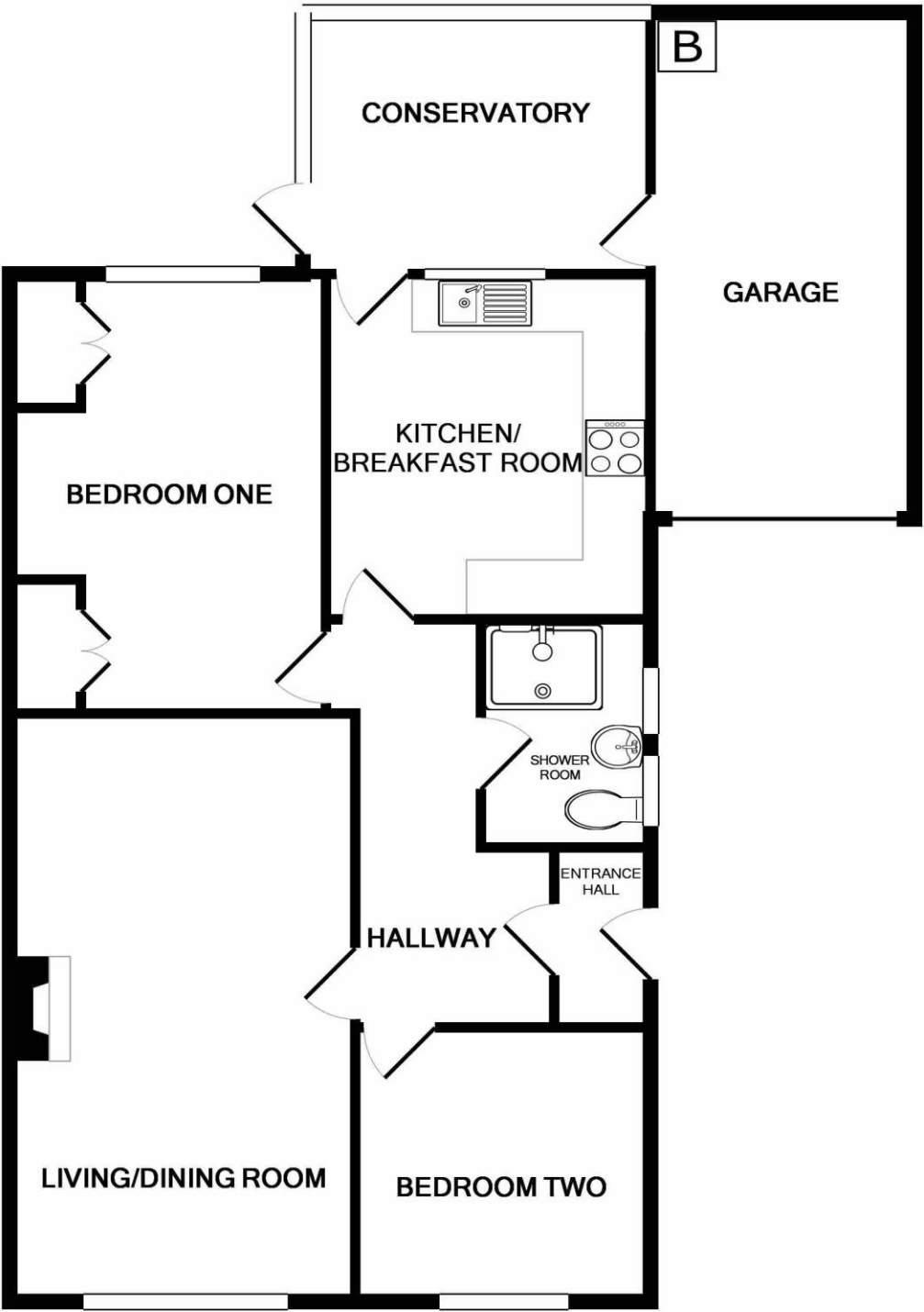
GARAGE 15' 11" x 8' 1" (4.85m x 2.46m)

With up and over door, power and lighting. Space for fridge/freezer, space for tumble dryer. Cold water tap. Wall mounted gas boiler.

OUTSIDE

To the rear of the property is a fully enclosed garden laid to lawn neatly enclosed by flower boarders to three sides with a collection of mature plants and shrubs. Steps lead to an attractive patio area with door back to conservatory. To the front and side of the property is an area of lawn with a selection of specimen plants and mature bushes. driveway provides off-road parking and in turn leads to the single, attached garage.

FLOORPLAN:



TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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