



Kingfisher Close, Seaton, Devon

£399,500



## PROPERTY DESCRIPTION

A beautifully presented, light and bright three bedrooomed semi-detached home constructed by Bovis Homes in 2017 in the appealing Sheringham design, with the addition of an impressive conservatory, a garage and parking. Constructed with brick and colour washed rendered elevations under a tiled roof, the property has the remainder of the 10 year NHBC guarantee and benefits from the usual attributes of double glazed windows and gas fired central heating.

The spacious accommodation briefly comprises; on the ground floor, entrance hall, utility room/ WC, kitchen/dining room, living room and conservatory, with the first floor comprising; three bedrooms, principal en-suite shower room and family bathroom. Outside, there is an enclosed garden to the rear, with a single garage and driveway parking.

## FEATURES

- Semi Detached House
- Three Bedrooms
- Beautifully Presented Throughout
- Comprehensively Fitted Kitchen
- Enclosed Garden
- Garage & Parking
- Conservatory
- Ground Floor WC/ Utility
- EPC Rating B



## ROOM DESCRIPTIONS

### The Property:

Front door into:-

### Entrance Hall

6' 1" x 9' 0" (1.85m x 2.74m) including stairs, plus WC.  
Easy rising stairs to first floor with under stairs storage space. Ceramic tiled floor. Radiator. Panel door through to:-

### Utility / WC

White suite comprising; concealed flush WC, pedestal wash hand basin with chrome taps and splashback tiling.  
Door to airing cupboard with pressurised hot water cylinder and slatted shelf.  
Run of work surface alongside and door to built-in washing machine with further storage space above. Extraction to ceiling. Radiator. Matching ceramic tiled floor to entrance hall.

Returning to entrance hall, further panel doors off to:-

### Living Room

Dual aspect. Bay window to front and two windows to side. Two radiators.

### Kitchen/ Dining Room

Dual aspect. Bay window to front, window to side.  
The kitchen has been attractively fitted to three sides with a range of matching wall and base units with colour washed drawer and door fronts with stainless steel handles. U-shaped run of work surface with inset one and half bowl stainless steel sink and drainer with chrome mixer tap.  
Range of cupboards and drawers beneath including built-in dishwasher. Inset 4-ring gas hob. Glass splashback to hob with stainless steel extraction over with matching wall cupboards to either side, one containing wall mounted gas fired boiler for central heating and hot water.  
Full height unit incorporating double oven and grill with further storage above and below with full height unit alongside incorporating built in fridge freezer. Radiator. Matching ceramic tiled floor.

Double doors to: -

### Conservatory

Glazed to three sides with pitched glazed roof with twin opening roof lights. Sliding patio doors and single door give access to patio and enclosed garden.

Returning to entrance hall, easy rising stairs to:-

### First Floor

Large galleried landing with window to front and hatch to fully boarded loft space with light and power. Panel doors off to:-

### Bedroom One

Bay window to front. Radiator. Double doors to built-in wardrobe cupboard. Door to:-

### En-suite Shower Room

Obscure glazed window to side. White suite comprising; wall mounted wash hand basin with chrome mixer tap, concealed flush WC alongside and large shower cubicle with glazed sliding shower doors. Full contrasting tiling to shower cubicle and half tiling to remaining walls. Ladder style heated towel rail. Ceramic tiled floor.

### Bedroom Two

Dual aspect. Bay window to front. Window to side. Radiator.

### Bedroom Three

Window to side. Radiator.

### Bathroom

White suite comprising; wall mounted wash hand basin with chrome mixer tap, concealed flush WC alongside and panel bath with chrome mixer tap and glazed shower screen, also fitted with thermostatic shower. Full tiling to bath and shower area with half tiling to remaining walls. Ladder style heated towel rail. Ceramic tiled floor.

### Outside

The property is approached over a block paved entrance path, with attractive gravelled areas on either side.

To the side of the property, is a tarmac drive providing onside parking, which leads to a detached single garage. To one side of the drive, is a timber gate providing access to the enclosed garden.

### Garden

The garden can be accessed from the conservatory or the side gate from the driveway and has areas of patio and lawn. The garden provides an ideal opportunity for outside entertaining or al fresco dining.

### Garage

Principally brick construction under a pitch tiled roof. Metal up and over door. Light and power.

### Council Tax

East Devon District Council; Tax Band C- Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

### Seaton

The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more secluded beach going past Axmouth Harbour and the undercliffs towards Lyme Regis. The outstanding Jurassic Coast has UNESCO World Heritage status.  
The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton Wetlands and Seaton Tramway. The pedestrian town centre offers safe, traffic free shopping with a range of shops, supermarkets and independent retailers. This area is designated an Area of Outstanding Natural Beauty.

### Disclaimer

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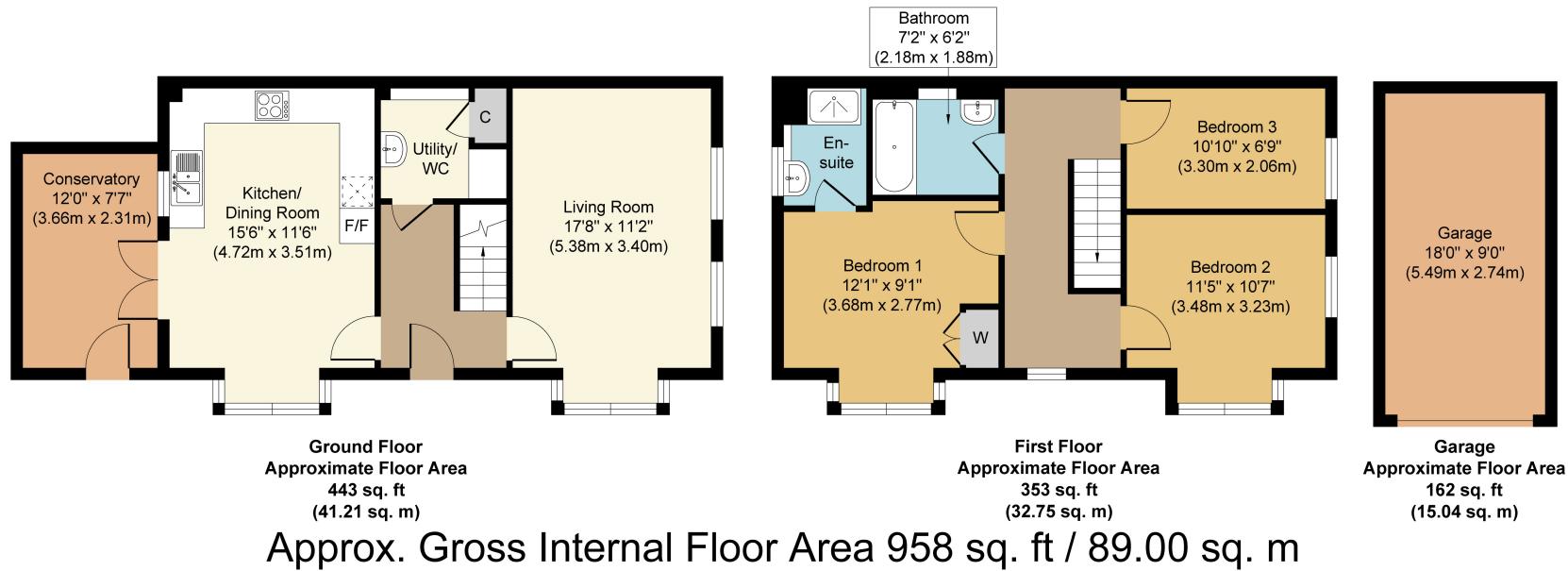
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-100)	A		
(81-91)	B		83
(65-80)	C		
(51-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			