

**John  
Wood  
& Co**

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**Littlefields, Seaton, Devon**

**£345,000 Freehold**



## PROPERTY DESCRIPTION

An appealing and spacious, four bedroomed semi detached chalet style bungalow, benefiting from an entrance drive and double garage, providing ample onsite parking, two en-suite shower rooms and landscaped gardens.

The well presented accommodation, which is over 1,200 square feet, includes; on the ground floor, conservatory, sitting room with open fire, kitchen/ dining room, three double bedrooms, with one benefiting from an en-suite shower room, together with a separate WC, and a family bathroom. The first floor has a large double bedroom, with built in wardrobes, pleasing outward views and an en-suite shower room.

This property is sold with no onward chain, and has been a much loved family home for many years, which would now benefit from a programme of internal re-decoration and modernisation, but would make a superb family home, in an excellent location on a handy bus route, with the Town Centre, Sea Front and Beach only a short distance away.

## FEATURES

- No Onward Chain
- Ample Onsite Parking
- Semi-Detached Chalet Bungalow
- 4 Bedrooms with 2 En-Suites
- Kitchen/ Dining Room
- Outside Dining Area with Pleasing Views
- Conservatory
- Spacious and Flexible Accommodation
- Entrance Drive with Garage
- Attractive Gardens





## ROOM DESCRIPTIONS

### The Property:

The property is accessed from Harepath Road, via a private drive, leading to the entrance drive, which provides access to the garage/ workshop and offering ample onsite plan.

From the entrance porch, steps lead up to the front door, which leads into the Kitchen/dining room.

### Kitchen/ Dining Room

The kitchen is principally fitted two sides, with a range of matching wall and base units, with inset one and a half bowl stainless sink and drainer, with chrome mixer tap, with cupboards beneath. Under counter space for fridge. Under counter space and plumbing for washing machine. Inset space for free standing cooker, with extraction over. On the other side of the kitchen, there are space for further cupboards and for free standing fridge freezer. Radiator. Door leading to outside patio area, which makes a super outside space for entertaining and al fresco dining.

From the kitchen, a door provides access to the inner hall, where there are stairs to the first floor, and doors off to: -

### Sitting Room

Attractive feature exposed stone open fireplace. Door to conservatory.

### Conservatory

Glazed to three sides with attractive garden views.

### Bedroom Two

Sliding doors to side, providing access to the terrace and pleasing garden views. Feature exposed stone wall. This bedroom benefits from an ensuite shower, and pedestal wash hand basin, with a separate WC next door.

### Bedroom Three

Large picture window to rear.

### Bedroom Four

Large picture window to front.



### Bathroom

Obscure glazed window to side. The bathroom is fitted with a panel bath, with shower attachment over and shower curtain, WC with wooden seat, vanity style wash hand basin with chrome taps. and cupboards beneath.

### Returning to inner hall

Stairs lead up to the first floor and the principal bedroom.

### Bedroom One

Dual aspect, with window to side and Velux window to front. Sliding mirrored doors to a deceptively spacious built in wardrobe.

Door to en-suite shower room, with a shower cubicle, WC and vanity style wash hand basin with chrome taps.

### Outside

the main access to the property for vehicles is vi Harepath road, however the property can also be accessed at the rear via Littlefields.

A path leads to the garden and patio space outside of the conservatory, and this can be used as an alternative entrance is required.

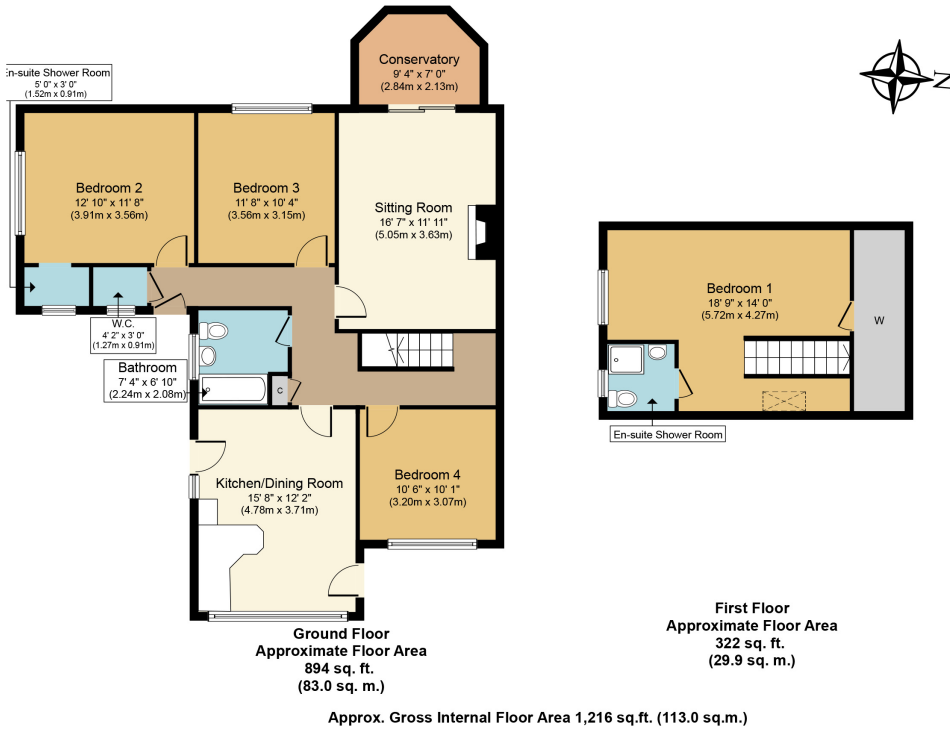
### Gardens

The property benefits from a large L shaped garden, providing ample opportunity for outside entertaining and alfresco dining, with steps leading up to a lovely patio area, with doors leading in to the kitchen and the inner hall, giving access back into the property.

### Garage/ Workshop

28' 0" x 9' 0" (8.53m x 2.74m). Large double garage (consecutive in length), offering a good sized garage, with a workshop at the rear, with a door providing access to the gardens.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(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			
England, Scotland & Wales			