



**11 Rowan Drive, Seaton, Devon EX12 2UH**

**£465,000 Freehold**





## PROPERTY DESCRIPTION

A well-presented and appealing split level two bedroomed detached home, located in an elevated position on the western side of town, benefiting from spectacular views of the Axe Valley and beyond to the sea, ample onsite parking, a double garage, an enclosed rear garden offering a good degree of privacy and an en-suite shower room.

The property has double glazed windows and gas fired central heating, with spacious and flexible accommodation, briefly comprising, entrance hall on the ground floor, with an internal door to the integral double garage, which has a utility area, a WC and a games room, with generous storage space. The main accommodation is on the first floor and comprises, living room with spectacular views of Haven Cliff, the hills beyond the Axe Valley and sea glimpses, with the added benefit of a good sized balcony, a fitted kitchen, separate dining room, conservatory, two good sized double bedrooms with one benefiting from an en-suite shower room and one from built in wardrobes, together with a family bathroom.

Outside, there is spacious onsite parking in addition to the double garage, a landscaped garden to the side and a good sized enclosed rear garden offering a good degree of privacy and providing a charming setting for outside entertainment and al fresco dining. The property has been in the ownership of one family for over 30 years since it was built and is chain-free.

## FEATURES

- No Onward Chain
- Two Double Bedrooms
- Detached Split Level Home
- En-suite Shower Room
- Spectacular Views
- Ample Onsite Parking
- Double Garage
- Private Rear Garden
- Separate Dining Room
- Conservatory





## ROOM DESCRIPTIONS

### The Property -

Part obscure glazed front door into spacious entrance hall, with radiator, coved ceiling, stairs to first floor and an internal door into the double garage, which has a cloakroom and a useful games room/ hobbies room at the rear.

### First Floor

First floor landing with radiator, coved ceiling, and hatch to roof space. Door to spacious airing cupboard, housing the hot water tank.

Doors off to: -

### Living Room

Window to front offering spectacular views of the Haven Cliff and the hills beyond Axmouth. Sliding doors to balcony, providing a delightful area for al fresco dining and offering beautiful Haven Cliff and sea views. Coved ceiling. Radiator

### Kitchen

Window to side. Coved ceiling. Radiator. The kitchen has been principally fitted to three sides with a range of matching wall and base units with oak fronted door and drawer fronts with co-ordinating handles. U shaped run of work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine and space and plumbing for dishwasher. Inset four ring electric hob with cupboards beneath and extraction over. Space for under counter fridge. Full height unit incorporating double oven and grill with further storage above and beneath. Door to: -

### Dining Room

Sliding doors into conservatory. Coved ceiling. Radiator

### Conservatory

Glazed to three sides with attractive garden views and a door providing access to rear garden.

### Bedroom One

Window to rear overlooking rear garden. Coved ceiling. Radiator. Triple mirrored wardrobe with sliding doors. Door to en-suite shower room.

### En-suite shower room

Obscure glazed window to side. Coved ceiling. Radiator. The shower room has been fitted with a white suite comprising low-level flash WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Shower cubicle with bi-fold glazed doors and an electric shower. Part tiling to walls.

### Bedroom Two

Window to front offering spectacular Haven Cliff and sea views. Coved ceiling. Radiator

### Bathroom

Glazed window to side. Coved ceiling. Radiator. The bathroom has been fitted with a pastel suite with a close coupled WC with wooden seat, pedestal wash hand basin with chrome taps, panel bath with handrails, chrome taps a shower curtain and an electric shower fitted.

### Double Garage

Electric roller shutter door front. Wall mounted boiler for gas fired central heating and hot water. Utility area with space and plumbing for washing machine, and space for additional freestanding fridge freezer. Door to ground floor cloakroom with coved ceiling a low level flush WC with co-ordinating seat and pedestal wash hand basin with chrome taps with splashback tile above. Radiator

Door to a useful games room or hobbies room at the rear of the garage which has a radiator and is fitted with light and power. This room is presently used as a games room, but has a number useful uses, including the potential for additional bedroom accommodation, subject to any necessary consents.

### Outside

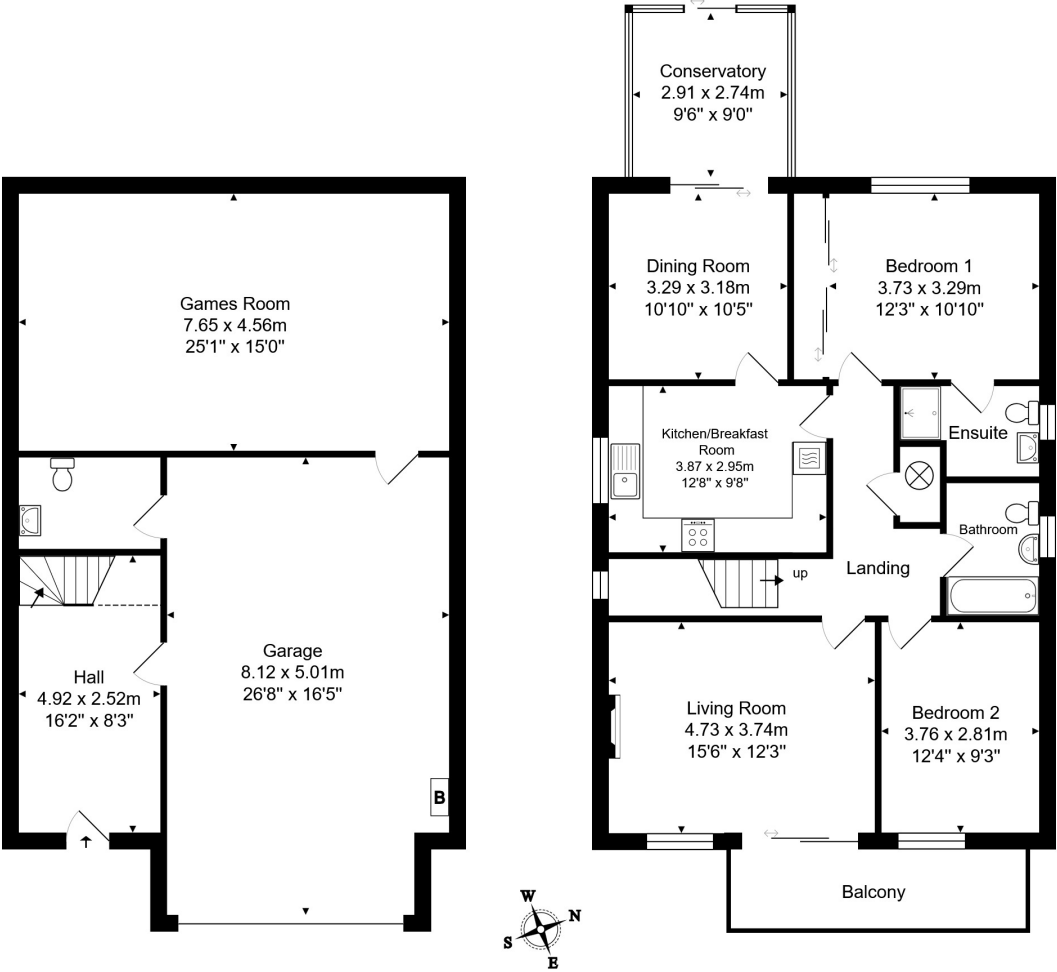
The property is approached over a tarmac entrance drive which provides spacious onsite parking, access to the front door, the double garage and a set of steps to the side of the property, which provides access to the side and rear gardens.

### Rear Garden

The rear garden is terraced and laid with patios and gravel for ease of maintenance, and has various seating opportunities, and makes a lovely private setting for al fresco dining and outside entertaining.

### Council Tax

East Devon District Council• Tax Band E - Payable 2024/25•



Total Area: 188.7 m<sup>2</sup> ... 2031 ft<sup>2</sup> (excluding balcony)  
Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	