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"A Business Built Upon Recommendations!"









2 Seafield Avenue, Exmouth, EX8 3NJ

Offers in excess of £395,000

* NEW TO MARKET* THIS PROPERTY HAS NOT BEEN AVAILABLE TO THE MARKET FOR NEARLY 3 DECADES * An exceptionally rare opportunity to acquire this spacious and significant 3 DOUBLE BEDROOM DETACHED BUNGALOW. The property is situated on the prestigious " SEAFIELD AVENUE". PROPERTIES ARE PARTICULARLY RARE TO THE MARKET ON THIS ROAD. The property is situated on a large corner sited plot behind which is open National Trust land overlooking the Exe Estuary. The property has been well cared for and maintained and is neutrally decorated throughout. The Master bathroom was refitted a year ago. The property benefits from a garage and a workshop. EARLY VIEWING IS RECOMMENDED ! **** NO CHAIN ****

LOCATION



Seafield Avenue is set in an easily accessible and prestigious location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport via Flybe airlines. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

RECEPTION HALL



Doors give access to all rooms. Double opening glazed doors give access to the entrance porch with space and plumbing for automatic washing machine. sliding doors to the side. Two large storage cupboards. Airing cupboard housing a wall mounted " Worcester" combination boiler serving domestic hot water and central heating to radiators throughout the property. Radiator. Door gives access to the cloakroom.

RECEPTION HALL PHOTOGRAPH



CLOAKROOM



Access from the reception to the cloakroom. A suite comprising of a low level wc. Pedestal wash hand basin. Colour coordinated tiled walls. Ceiling light.

LOUNGE PHOTOGRAPH



DINING ROOM

10'4" x 11'6" (3.15m x 3.51m)



Window to the front elevation. Ceiling light. Coved ceiling. Textured ceiling. Power points. Radiator.

LOUNGE/DINING ROOM PHOTOGRAPH



LOUNGE



Double glazed window to the front elevation. Gas living flame feature fire. Coved ceiling. Ceiling light. Power points. Shelving. Radiator.

CONSERVATORY

11'8" x 11'11" (3.56m x 3.63m)



UPVC double glazed windows to three aspects. Laminated floor. Storage cupboard. UPVC double glazed door to front.

CONSERVATORY PHOTOGRAPH



KITCHEN



Comprehensive matching range of wall base and drawer units. incorporating a stainless steel single drainer sink unit. Original floor to ceiling larder with ventilation grill. Space and plumbing for dishwasher. Colour coordinated tiled walls and rolled edge worktop surfaces. Built in double " Hotpoint" oven. Window to the side overlooking the garden. Ample power points. Further appliance space. Door gives access to the rear garden.

KITCHEN PHOTOGRAPH



KITCHEN PHOTOGRAPH



INNER HALLWAY



A further inner hallway with further large storage cupboard. Doors give access to 3 bedrooms and the family bathroom.

BEDROOM 1
15'11" x 9'4" (4.85m x 2.84m)



Double glazed window to the rear overlooking the rear garden and national trust land to the rear. Range of built in wardrobes. Power points. Radiator. Built in vanity sink unit.

BEDROOM PHOTOGRAPH



BEDROOM 2

14'2" x 10'7" (4.32m x 3.23m)



Double glazed window to the rear elevation. Large double built in wardrobe. Coved ceiling. Power points. Ceiling light. Radiator.

BEDROOM PHOTOGRAPH



BEDROOM 3

10'4" x 8'11" (3.15m x 2.72m)



Double glazed window to the side elevation. Ceiling light. Textured and coved ceiling. Vanity wash hand basin. Storage cupboard. Radiator. Power points.

BEDROOM PHOTOGRAPH



FAMILY BATHROOM

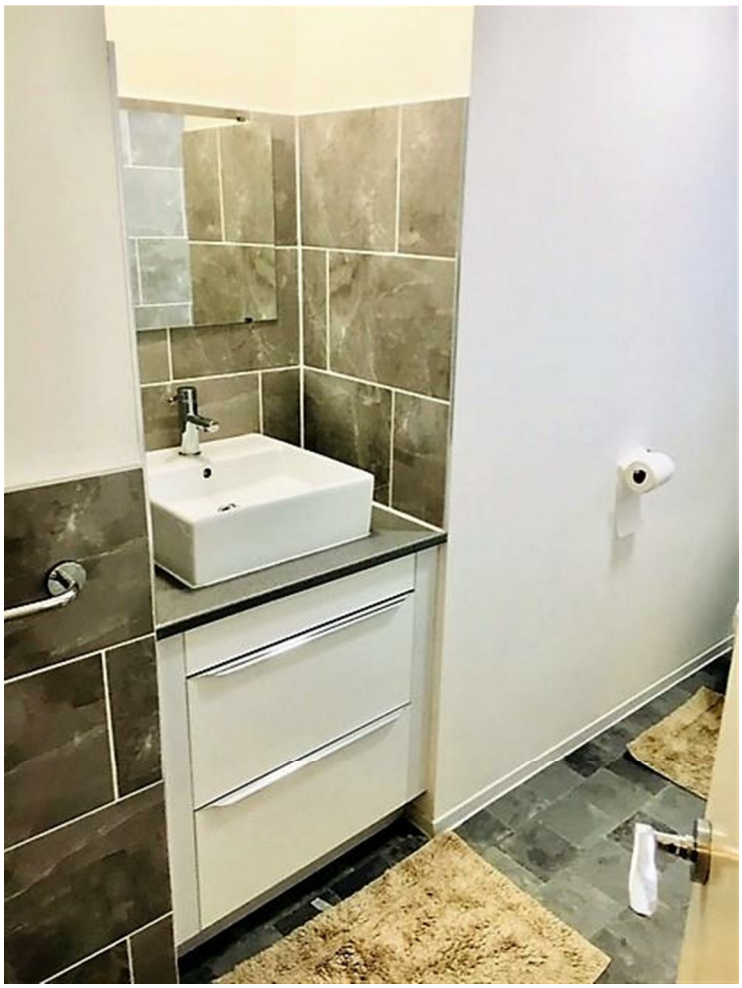


A recently refitted family bathroom suite comprising of a high quality suite consisting of panelled bath with shower over. Low level wc. Vanity wash hand basin with storage cupboards under. Radiator. Colour coordinated tiled walls. Double glazed obscured window to the side elevation. Colour coordinated tiled floor.

BATHROOM PHOTOGRAPH



BATHROOM PHOTOGRAPH



WORKSHOP

From the kitchen door which leads to the side of the property can be found two doors. One leads to a large storage cupboard/shed the other to a significant WORKSHOP with a window to the side. Stainless steel single drainer sink unit. Storage cupboards. Power points. Ceiling light.

OUTSIDE

The property enjoys this wonderful and significant corner plot. The gardens are predominately laid to lawn to the front side and rear and pleasantly cushion this detached bungalow. Behind which is National Trust land and Exe Estuary views. The significant plot this property enjoys must be viewed to be fully appreciated.

GARAGE



To the front can be found a large lawned garden incorporating a driveway which in turn gives access to the GARAGE. GARAGE - Up and over electric door. Solar panel control unit. Power points.

EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



PERSONAL NOTE FROM SARAH DUNN



Properties of this style in this location with this large plot are extremely rare to the market. I am delighted to have been instructed to sell this family home and I look forward to meeting the new owners ! - Best wishes - Sarah Dunn.

PATRICIA BARBER - PERSONAL ASSISTANT TO SARAH DUNN

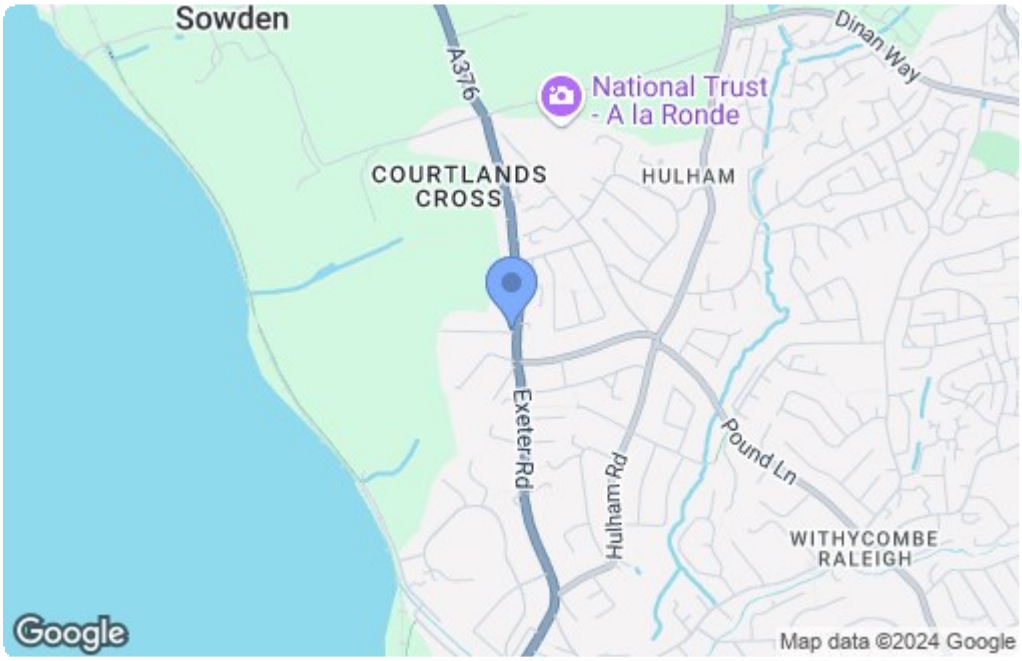


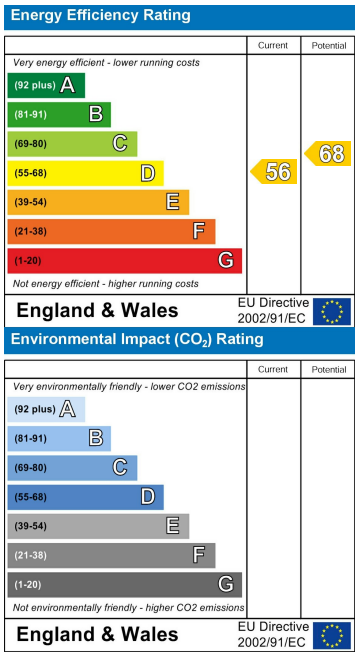
Sarah Dunn offers a bespoke service and looks after and serves all her clients personally seven days a week and in the evenings we operate a 24 hour service for our clients who are abroad. If you cannot reach Sarah please contact Patricia Barber Sarah Dunn's personal assistant at the offices of Sarah Dunn & Co Estate Agents on 01395 720022.

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01395 720022 - VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE.





14 Fore Street, Budleigh Salterton, EX9 6NG
Tel: 01395 720022 Email: sarah@sarah-dunn.co.uk