



1, Mulberry Cottages Fore Street, Seaton, EX12 2LG

Asking Price £225,000 Freehold

- A well presented end of terrace cottage
- Living room and spacious kitchen/diner
- Gardens and useful garden store/utility room
- Peaceful, secluded town centre location
- Ground floor modern bathroom
- Currently operated as a holiday let.
- 2/3 bedrooms
- Electric heating and double glazing

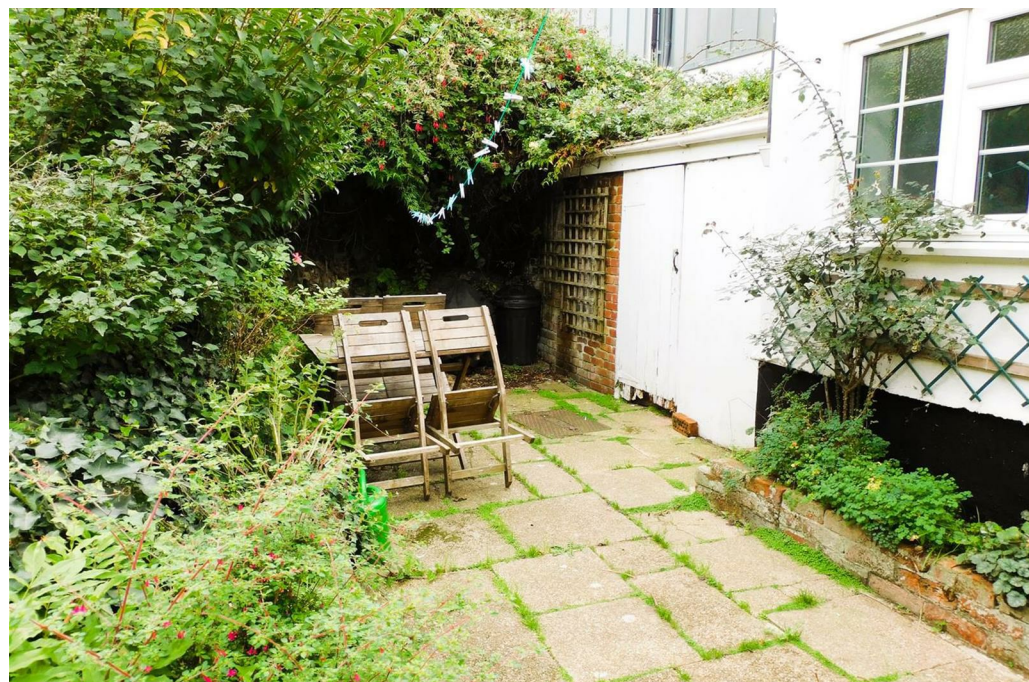
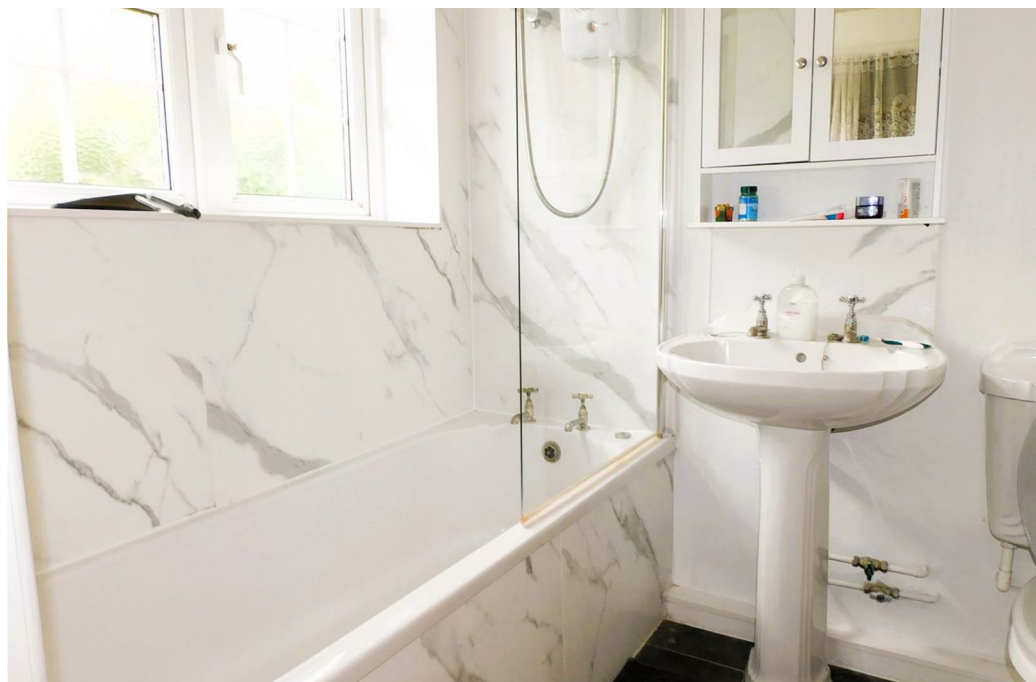
Mulberry Cottages Fore Street, Seaton EX12 2LG

This is a delightful double fronted, end of terrace period cottage believed to date from 1860 which has been tastefully modernised whilst occupying a secluded, 'tucked away' location just minutes from the beach. The property has been successfully operated as a holiday let property in recent years proving popular due to its highly convenient location in the heart of the town combined with close proximity to the popular sea front. The accommodation briefly comprises on the ground floor a characterful living room, spacious kitchen/dining room & white suite bathroom whilst on the first floor are three bedrooms (two of which inter connect). The cottage is presented in neutral tones throughout, whilst also benefitting from double glazing and electric heating.

Outside, there is an attractive, secluded paved patio and a further area of garden which we are advised is rented for the sum of £5 (five)pounds per month. Also outside is a useful store/workshop/utility room. In summary, the property would make an ideal holiday/second home or indeed permanent residence and most of the existing inventory of contents can be made available by separate negotiation.



Council Tax Band: B



GROUND FLOOR

ENTRANCE

Front door with canopy porch leading to

HALLWAY

Stairs rising to first floor and doors to

LIVING ROOM

13'00" x 8'10" (3.96m x 2.69m)

With feature stone fireplace with surround and timber mantel over, aspect over the front of the property, window seat, corner shelving, Dimplex electric night storage heater, wall light points.

KITCHEN/DINER

13'01" x 8'05" (3.99m x 2.57m)

A dual aspect room with outlook over the garden, fitted with range of units comprising work surfaces, drawer units, cupboard units, eye level wall unit and further cupboard. Understairs storage cupboard. Display shelving. Built in oven and hob with shelf over. Space and plumbing for dish washer. One and a half bowl single drainer stainless steel sink unit. Window seat. Tiled surrounds. Electric wall heater.

REAR HALL

Door to outside, coats hanging area, space for fridge/freezer, hot water tank with immersion, door leading to

BATHROOM

6'10 x 5'04" (2.08m x 1.63m)

Fitted with modern white suite comprising panelled bath with fitted shower and glazed screen. Pedestal wash hand basin, low level WC, electric heater and further Dimplex fan heater. Tiled floor.

FIRST FLOOR

LANDING

Hatch to loft space, doors leading to

BEDROOM ONE

13'05" x 9'00" (4.09m x 2.74m)

Aspect over the front of the cottage, Dimplex night storage heater.

BEDROOM TWO

13'06" x 8'06" (4.11m x 2.59m)

Aspect over the front of the property, dual aspect, wall mounted electric heater, built in storage cupboard with hanging rail and shelving, outlook across town towards the Axe Cliff. Steps upto

BEDROOM THREE

11'05" x 6'10" (3.48m x 2.08m)

A dual aspect room with outlook across town to countryside beyond. Dimplex night storage heater.

OUTSIDE

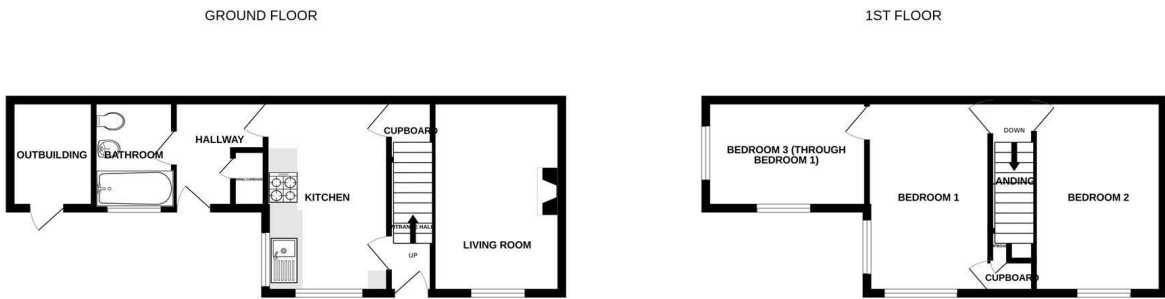
The property benefits from a secluded garden which includes a level paved patio ideal for sitting out and enjoying a BBQ. Garden store/utility (12'10" x 6'05") with plumbing for automatic washing machine, power points. There is also a further area of garden accessed by a couple of steps which is rented at the amount of £5 per month and includes a variety of plants, shrubs and small trees.

DIRECTIONS

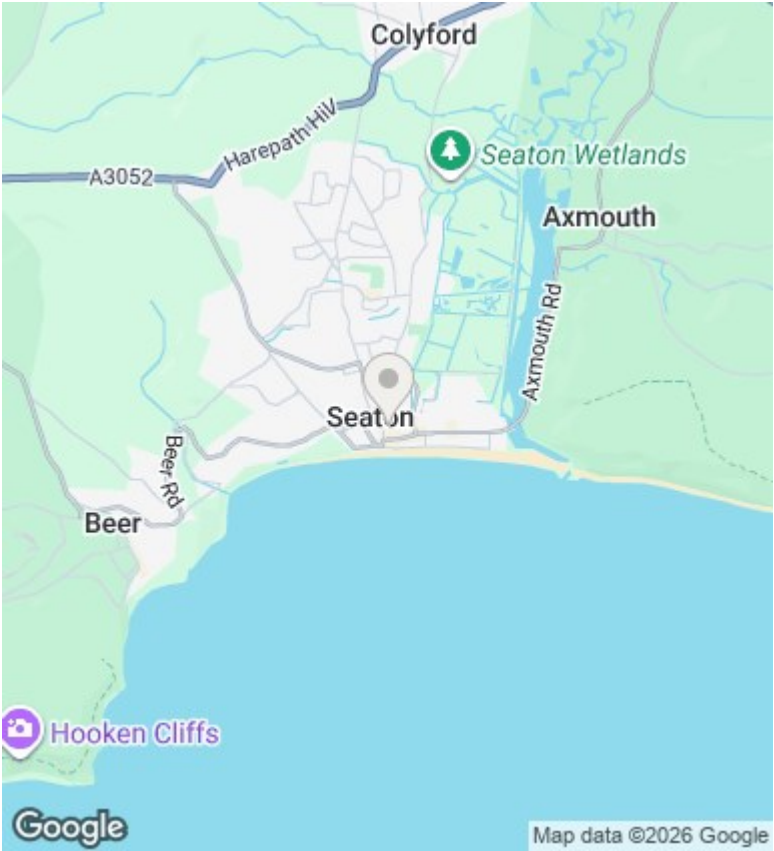
The property is situated in a secluded mews style setting off Fore Street. Proceed down Fore Street towards the sea, on reaching the opticians (Bennett and Rogers) on the left hand side you will see a metal wrought iron gate with a sign (Private-Mulberry Cottages and No 11 Fore Street Only) proceed through this (shared access with other cottages) and at the far end of the mews is situated Number 1 Mulberry Cottages with access through a pedestrian gate.

AGENTS NOTES

We are advised that part of the garden is rented (under a license agreement) at a fee of £5 (five) pounds per month.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC