



6 Swallow Court

Harbour Road, Seaton, Devon. EX12 2GA

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A superb 3/4 bedroom end of terrace house with beautifully presented accommodation of great style and quality, within minutes of the beach

Guide Price £350,000

THE PROPERTY

6 Swallow Court is a delightful end of terrace townhouse which is conveniently positioned on Harbour Road, within a short, level walk of all that the town has to offer and Seaton's long esplanade and pebbled beach. The house was built in 2004 and has been the subject of a comprehensive programme of updating and redecoration in more recent years which has resulted in the beautifully presented home of great quality we find today.

The heart of the house is the superb kitchen/dining room which has been beautifully fitted with a good range of units and integral appliances with light worktops and a large dining area with shuttered French doors leading into the rear courtyard. This room also benefits from underfloor heating and an understairs cupboard and there is also further storage in the entrance hallway.

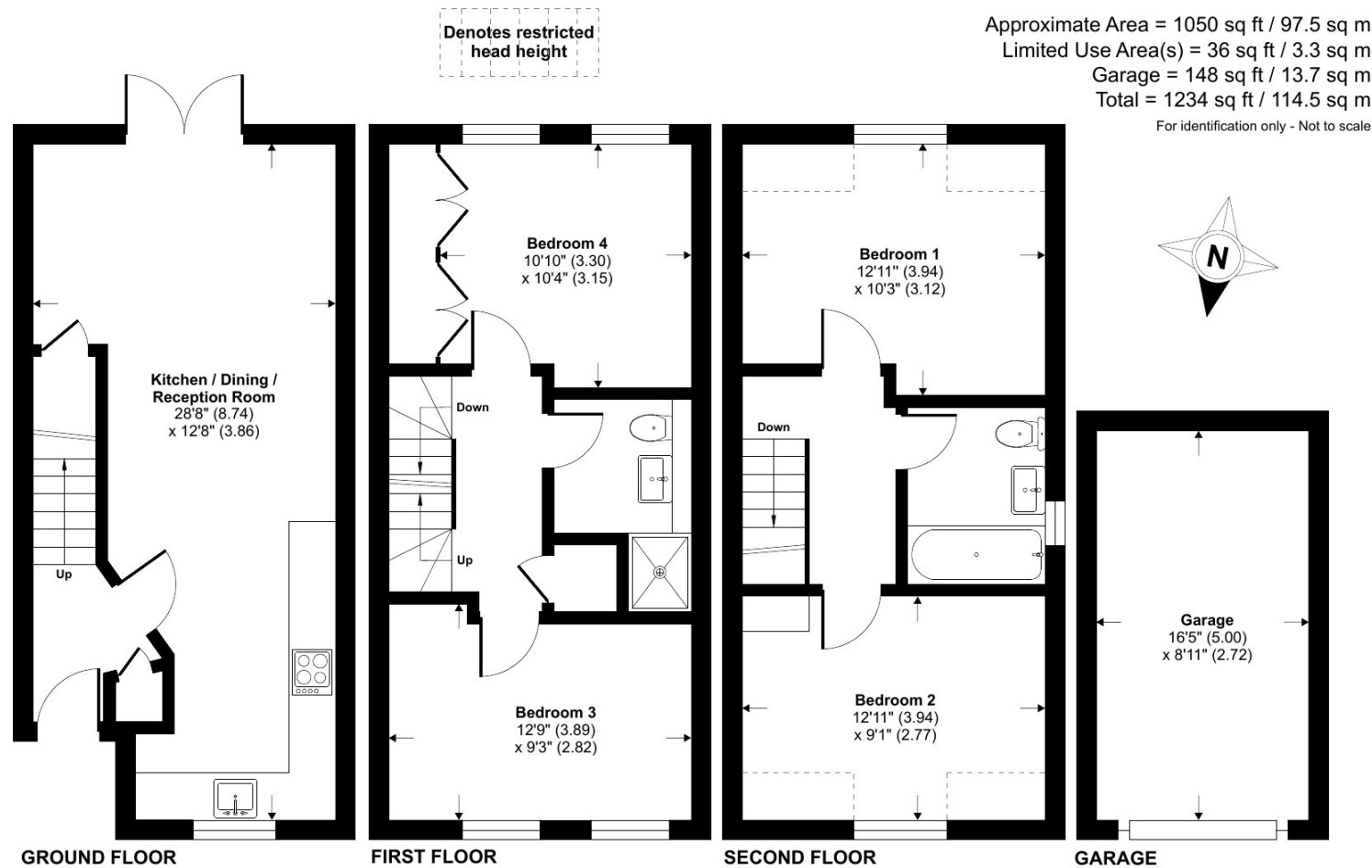
6 Swallow Court has very flexible accommodation and could offer up to four bedrooms over the first and second floors. It is currently set up with a first floor sitting room and also on the first floor is a beautifully fitted bath/shower room and a bedroom with a range of wardrobes. On the second floor are a further two bedrooms, one of which has glimpses of the sea, and another superb and spacious bathroom.

OUTSIDE

To the rear of the house, and accessed through French doors in the dining room, is a small private courtyard garden which has a pedestrian gate onto Swallow Court. Here there is a single garage and parking, along with several visitor parking spaces.







SITUATION

Seaton nestles on the World Heritage Jurassic Coast and has a beautiful pebbled beach which stretches for over a mile. There is a small harbour at the mouth of the River Axe, with the estuary running through three nature reserves, over which there are picturesque walks, as well as the breath-taking South West Coastal Path from which there are wonderful views over this dramatic piece of coastline. The town has an excellent range of amenities including an 'outstanding' primary school and the renowned Colyton Grammar School, one of the country's top mixed state schools, is situated about 2.5 miles away. The market town of Axminster is approximately 7.5 miles to the north-east and has a mainline rail link to London Waterloo. The Cathedral City of Exeter lies about 26 miles to the west and has excellent shopping and sporting facilities, theatres, art center, express rail link to London Paddington, international airport and M5 access.

SERVICES

Mains water, drainage and gas-fired central heating with underfloor heating to the kitchen/dining room.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
 Council Tax Band: D.

ENERGY PERFORMANCE CERTIFICATE

Rating: C.

NOTE

There is a management company in place for the upkeep of the communal areas for which there is currently a charge of circa £28pcm.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Humberts. REF: 1164641

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