



Strawberry Lane
Seabrook Orchards £320,000

East of 
ESTATE AGENTS

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Seabrook Orchards £320,000

A stylish and modern semi-detached home in the sought-after Seabrook Orchards development, ideal for first-time buyers, families, or investors. This beautifully presented property features a bright sitting room, contemporary kitchen/diner, utility room and WC. Upstairs offers two generous double bedrooms, including a master with ensuite, modern family bathroom plus a west facing garden and parking.

Semi Detached | Two Bedrooms | Kitchen/dining Room | Sitting Room | Cloakroom | Utility Room | Family Bathroom | West Facing Garden | Parking for Two Cars | No Ongoing Chain

DESCRIPTION

This beautifully presented, modern semi-detached house offers stylish and comfortable living, ideal for first-time buyers, families or those seeking a quality investment property. Set on a sought-after development of Seabrook Orchards located on the outskirts of Topsham, the home enjoys a peaceful position while remaining close to local amenities such as the local Trinity Primary School, Supermarket and transport links.

On entering the property, you are greeted with a welcoming entrance hall with stairs rising to the first floor, a bright sitting room to the front and a pretty modern kitchen/dining room with doors that open onto the garden at the rear, this is a lovely space, big enough for a dining table making it ideal for everyday living as well as entertaining. A useful separate utility area and downstairs cloakroom complete the ground floor.

Upstairs, there are two spacious double bedrooms, including a generously sized master bedroom with an ensuite shower room, along with a contemporary family bathroom.

The generous size and well-considered layout of this property could readily provide three bedrooms if required. The second bedroom enjoys dual-aspect



windows and presents an ideal opportunity to create an additional bedroom with very minimum work involved. Notably, other three-bedroom properties nearby tend to offer less overall space.

GARDEN AND PARKING

The property boasts a lovely west-facing garden, predominantly laid to lawn with a decked area for alfresco perfect for enjoying the afternoon and evening sun. A convenient garden gate leads to the side of the property, where there is off road parking for two vehicles. This is a wonderfully presented and well-located home offering both comfort and practicality.

LOCATION

This property is nestled within a quiet Cul de sac on this pretty, popular development, offering an ideal blend of community living and accessibility. Residents enjoy the convenience of being within walking distance of a vibrant local town, known for its unique shops and welcoming atmosphere. Excellent transport links provide easy access to the nearby city, ensuring effortless commutes. Families will appreciate the short walk to a well-regarded primary and nursery school, while everyday essentials are easily met with a local supermarket close by. For those who enjoy the outdoors, direct access to the scenic River Exe Estuary is just a short stroll away, providing picturesque routes for leisurely walks and connecting with nature.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Green Fee: £21 PCM (tbc)

Parking: Parking for Two Vehicles

Garden: West Facing Rear Garden

Electricity: Mains

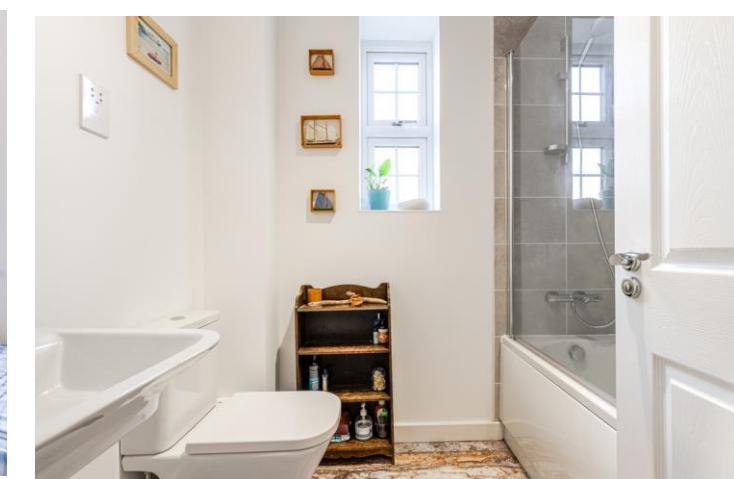
Heating: Gas Boiler

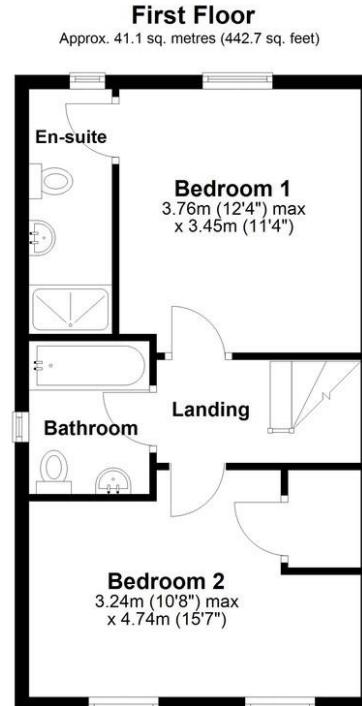
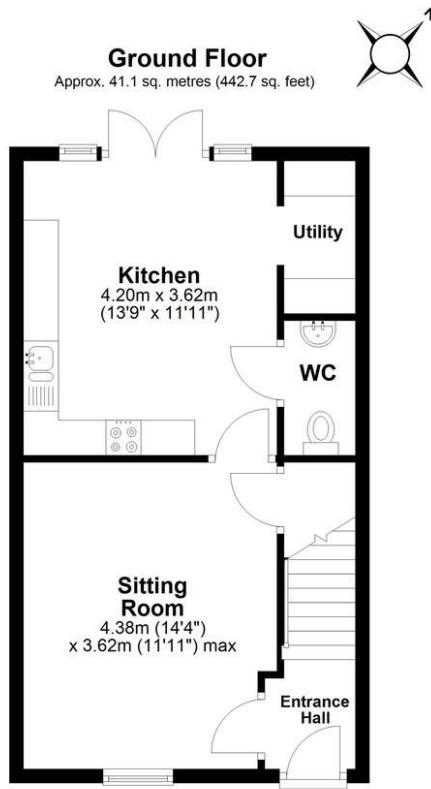
Water supply: Mains

Sewerage: Mains

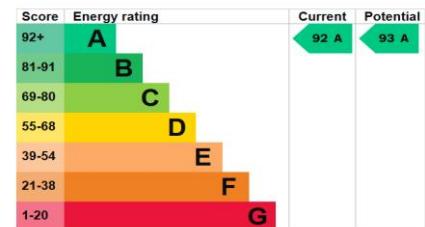
Broadband: Full Fibre Broadband Available with up to 1600mbps download and 115mbps Upload

Mobile Signal: Several networks currently showing as available at the property including Vodafone and O2





Total area: approx. 82.3 sq. metres (885.4 sq. feet)



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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