



Park Chase
12 Cotlands
EX10 8SP

£850,000 FREEHOLD

An attractive and spacious detached three bedroom chalet bungalow situated in a favoured location to the west side of town.

Offered for sale with no on going chain, this attractive detached property occupies a convenient location within a sought after residential area. The town centre and seafront are within half a mile and are within walking distance, the town offering an excellent range of facilities and services.

The property has mature gardens which are mainly laid to lawn and there is a driveway providing ample parking and this gives access to a single integral garage.

On entering the property, an entrance lobby has a coats cupboard and inner door to a spacious reception/dining hall which has sliding patio doors accessing the garden along with a storage cupboard and an attractive staircase rising to the upper floor. The sitting room enjoys a dual aspect and has a wide bay window, along with a feature recessed brick fireplace which has a high mantle and tiled hearth. Overlooking the rear garden is the kitchen/breakfast room, enjoying a dual aspect with sliding patio doors and offering a range of storage units, worksurfaces and tiled splash backs. Appliances comprise a built-in electric oven, gas hob, cooker hood and freestanding dishwasher and fridge/freezer. There is also a useful built in larder with shelving. Adjoining the kitchen is a useful lobby/utility area where there is a freestanding washing machine and tumble dryer, along with shelving and a uPVC double glazed back door. This area houses the wall mounted gas fired boiler.





The master bedroom enjoys a dual aspect with bay window and has an en suite shower room which is fully tiled and comprises a shower cubicle, WC and wash basin. The ground floor also offers a bathroom and separate cloakroom/WC, both fitted with a white suite, the bathroom comprising a panelled bath with shower attachment, bidet and pedestal wash basin.

To the first floor a landing gives access to two large walk-in storage cupboards and there are two further bedrooms. Bedroom two is a guest suite, having an en suite shower room and enjoys a dual aspect with views toward Salcombe Hill and to the sea.

A little modernisation is now required however gas fired central heating and uPVC double glazed windows are installed.

Adjoining the front of the property is an almost level area of lawn with well stocked shrub borders. Pathways to either side connects the rear garden which enjoys a westerly aspect and comprises of large paved areas, ideal for seating and entertaining, along with a raised area of lawn, with further borders and beds to provide interest throughout the year. There is also a timber garden shed.

The garage has an electric over door along with light, power, a single glazed window and a rear door.

OUTGOINGS We are advised by East Devon District Council that the council tax band is F.

EPC: tba

POSSESSION Vacant possession on completion.

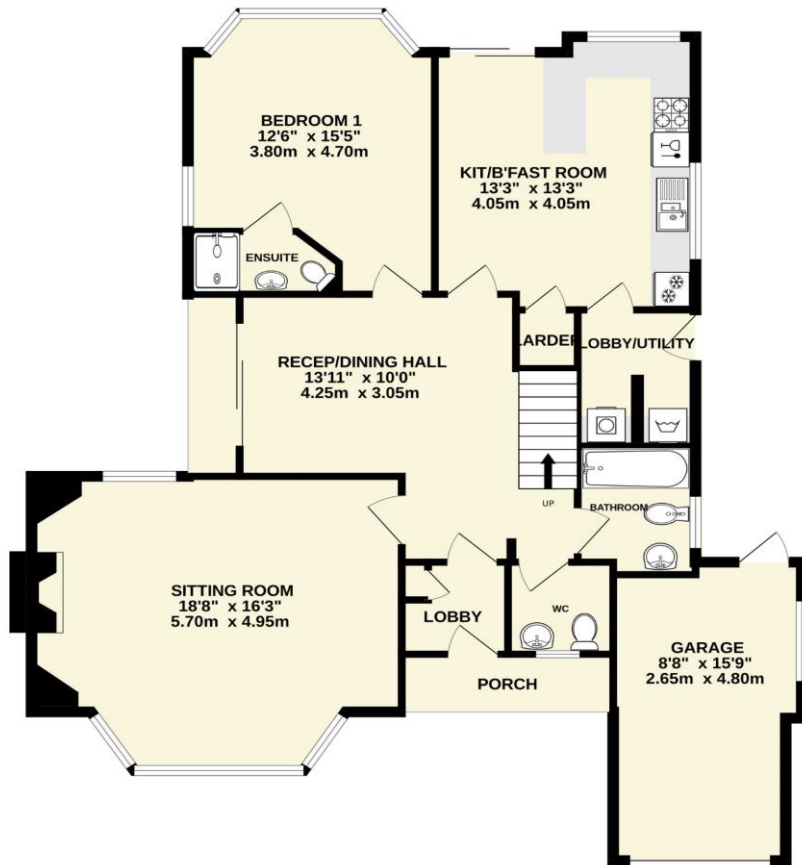
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DIRECTIONS Turn left at the top of the High Street onto All Saints Road and continue to the next mini roundabout and turn left and immediately right into Cotmaton Road. At the crossroads continue straight across into the higher part of Cotmaton Road and take the next turning on the right which is Cotlands.

VIEWING Strictly by appointment with the agents.



GROUND FLOOR
1190 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1688 sq.ft. (156.9 sq.m.) approx.

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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IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

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