



3 Ryalls Court, Seaton, Devon

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## 3 Ryalls Court, Seaton, Devon EX12 2HJ

An attractive, detached four-bedroom family home with a double garage in a sought after coastal location

Seaton town centre 0.4 miles, Axminster station 7.0 miles (2 hours 43 minutes to London Waterloo), A30 11.4 miles, Exeter city centre 23 miles

Sitting room | Study | Dining room | Kitchen Utility | Cloakroom | Principal bedroom with dressing room & en suite shower room | Three further bedrooms | Family bathroom | Double garage | Garden | EPC rating D

### The property

This immaculate family home offers over 1,300 sq ft of light-filled accommodation configured over two floors. A welcoming entrance hall flows through to the ground floor reception rooms which includes the 21ft sitting room, which has a feature fireplace and a dual-aspect through a large bay window to the front and sliding glass doors to the rear that provide a wealth of natural light. There is also a useful study for home working and a formal dining room that adjoins the kitchen. The kitchen has fitted units to base and wall level, as well as integrated appliances including a double oven and an induction hob, while the utility room provides further space for appliances and home storage. The ground floor accommodation is completed by a useful cloakroom.

Upstairs there are four well-presented double bedrooms including the well-proportioned principal bedroom that benefits from an adjoining dressing room with fitted storage and en suite shower room. The first floor also has a family bathroom.

### Outside

At the front of the house there is a tarmac driveway with ample parking space for several vehicles and a double garage which has electric doors. The beautiful landscaped rear garden has a large area of lawn with gravel pathways and well-stocked, colourful border flowerbeds. The garden also offers several seating areas including paved terracing which provides an ideal space for al fresco dining and entertaining.

### Location

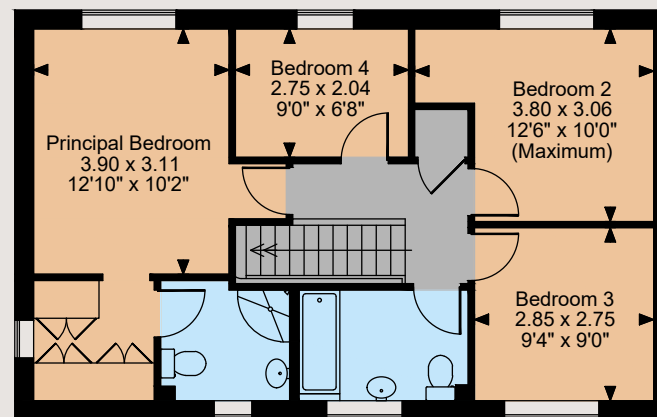
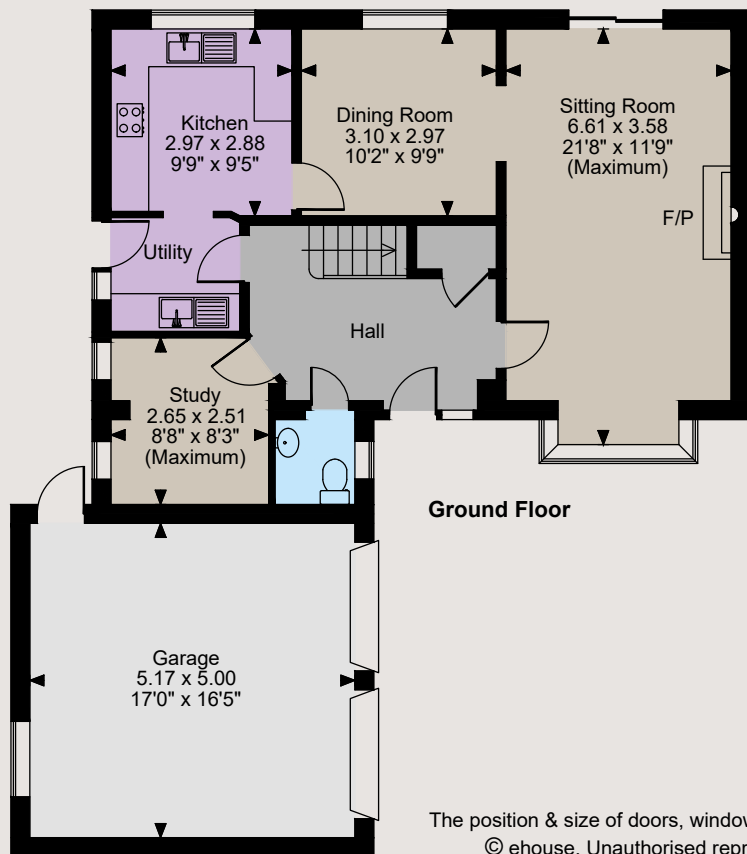
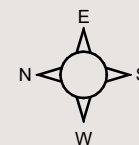
3 Ryalls Court occupies a prime location within easy reach of the sea front in the popular coastal town of Seaton. Seaton provides a comprehensive selection of amenities, including shops and supermarkets, and an outstanding-rated primary school. There are excellent schools in the wider local area for boys and girls of all ages including the much-acclaimed Colyton Grammar School. Seaton has a long, uninterrupted stretch of beach, while the South West Coast Path provides stunning walking and cycling routes nearby. The picturesque village of Beer is just two miles away, with its charming array of pubs and restaurants, and its naturally sheltered beach, while the popular coastal town of Lyme Regis is also close by providing a further range of facilities and amenities. The M5 and A303 are both within 20 miles, while rail services can be accessed at Axminster or Honiton providing services to Exeter and London.







Floorplans  
House internal area 1,325 sq ft (123 sq m)  
Garage internal area 278 sq ft (26 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8566770/SS



## Directions

From Exeter, head towards the M5 and at Clyst St. Mary, take the A3052 towards Seaton. Follow the A3052 for 17.5 miles, before turning right onto the B3172/Seaton Down Hill. After 0.9 miles, turn right onto Ryalls Court and you will find the property on the left.

## General

**Local Authority:** East Devon District Council

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band E

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £595,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

exeter@struttandparker.com

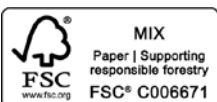
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared August 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

