



**John
Wood
& Co**

**Coast &
Country since 1977**

Royal Observer Way, Seaton, Devon

£325,000 Freehold



PROPERTY DESCRIPTION

An appealing semi-detached house built in 2016 located on the sought after Pebble Beach Development, close to the town centre and sea front, beach, shops, restaurants and amenities. The property benefits from parking, a garage, an enclosed rear garden, and an en-suite shower room to the principal bedroom.

The spacious and beautifully presented accommodation comprises; on the ground floor, entrance hall with a cloakroom, a fitted kitchen, and a good sized living / dining room with doors to the rear garden. The first floor comprises two double bedrooms, and a family bathroom, with stairs providing access to the second floor, where there is an excellent sized double bedroom, with built in wardrobes and an en-suite shower room.

Outside, there is a good sized enclosed rear garden, a single garage and a parking space. This property would make an ideal family home, second/ holiday home or a buy to let investment.



FEATURES

- Semi-Detached Family Home
- Excellent Location
- Ground Floor Cloakroom
- Enclosed Rear Garden
- Garage and Parking
- En-suite Shower Room
- Living/ Dining Room
- Fitted Kitchen
- Close to Town Centre, Beach and Sea Front
- Constructed By Bovis Homes in 2016





ROOM DESCRIPTIONS

The Property:

This stylish property can be accessed both from the front via a set of steps leading up past the front garden and giving access to the property.

Alternatively the property can be accessed via the rear, where there is a single garage, a parking space and a gate providing access to the rear garden.

Ground Floor

A good sized entrance with stairs to the first floor, and doors off to a fitted kitchen, and living/dining room. The entrance hall also has a door providing access to a useful cloakroom, which has been stylishly fitted with a white suite, comprising: a WC with decorative seat, a pedestal wash hand basin with chrome taps and a radiator.

Fitted Kitchen

The kitchen has been comprehensively fitted to three sides, with integrated appliances, including a dishwasher, washing machine, four ring gas hob with extraction above, and a full height incorporating an oven and a fridge freezer. Wall mounted boiler for gas fired central heating an hot water.

Living/ Dining Room

Benefiting from French doors, which provides access to the rear garden, which offers a delightful space for outside entertaining and al fresco dining.

First Floor

The landing has stairs off to the second floor, and doors to two double bedrooms, and a family bathroom, which has been stylishly fitted with a white suite, comprising: panel bath with chrome mixer tap, shower attachment over and a glazed shower screen, a WC with co-ordinating seat, a wall mounted wash hand basin with chrome mixer tap, together with a white ladder style towel rail.

Second Floor

The principal bedroom is an excellent sized double, benefiting from a good sized built in wardrobe and a stylishly fitted en-suite shower room, which comprises: a WC with co-ordinating seat, wall mounted wash hand basin with chrome mixer tap, and a large walk in shower with a sliding glazed door.

Outside

Outside, the property benefits from an enclosed rear garden with an area of lawn, and an area of patio, providing a charming space for outside entertaining and al fresco dining.

At the rear of the garden, a gate leads to the garage and a parking space.

The garage, which can be accessed via Kingfisher Close, benefits from power and lighting, and would make either an ideal storage area, or could provide additional off street parking.

Council Tax

East Devon District Council; Tax Band C- Payable for the 01/04/2025 to 31/03/2026 financial year is £2,221.61

Seaton

The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more secluded beach going past Axmouth Harbour and the undercliffs towards Lyme Regis. The outstanding Jurassic Coast has UNESCO World Heritage status.

The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton Wetlands and Seaton Tramway. The pedestrian town centre offers safe, traffic free shopping with a range of shops, supermarkets and independent retailers. This area is designated an Area of Outstanding Natural Beauty.

Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

Disclaimer

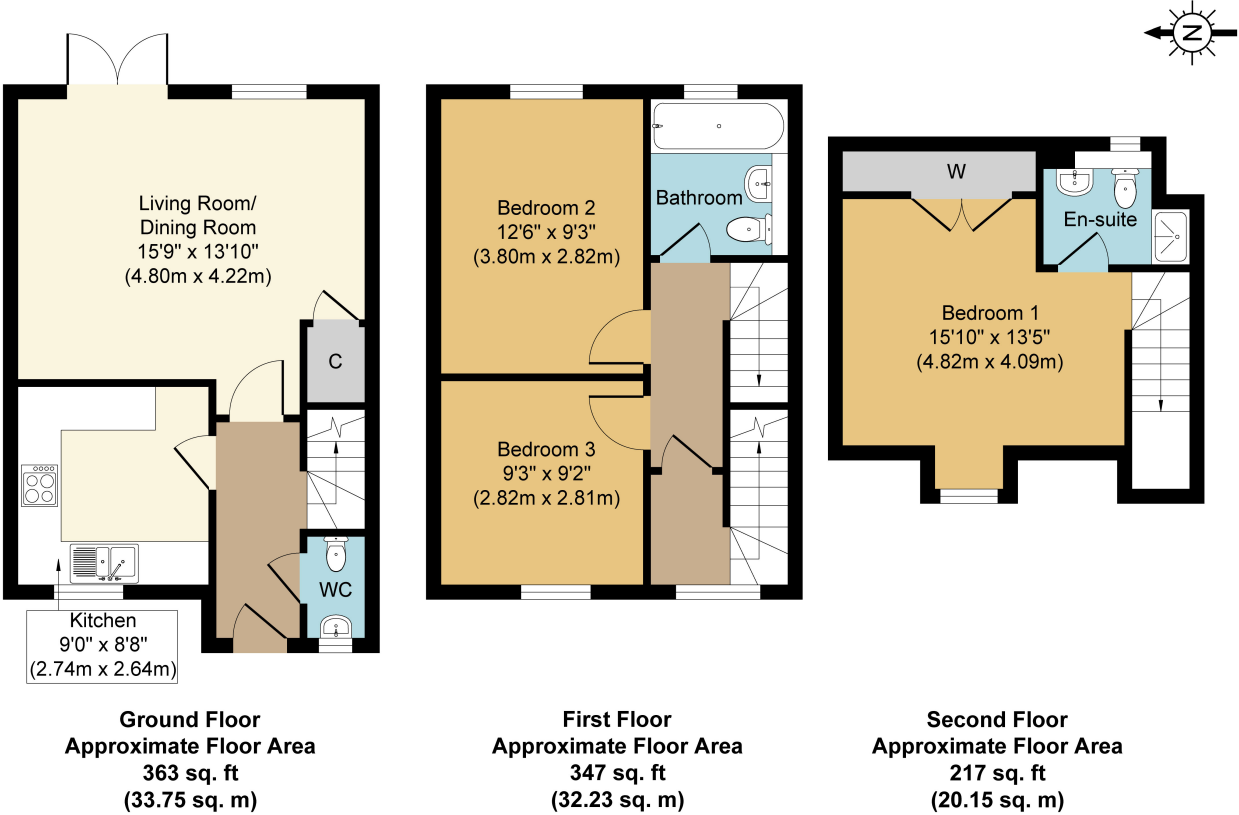
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195.



Approx. Gross Internal Floor Area 927 sq. ft / 86.13 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	83	95
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		