

John  
Wood  
& Co



Roman Way, Seaton, Devon

£280,000 Freehold

Coast &  
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## PROPERTY DESCRIPTION

A well presented three bedroomeed mid-terraced house, in a convenient position for the town centre, café's, restaurants, beach and sea front, with the benefit of a garage and an excellent sized enclosed rear garden.

The spacious accommodation briefly comprises; on the ground floor, entrance hall with a WC, living room, dining room, a galley style kitchen and a rear porch, with the first floor having two double bedrooms, with one benefiting from sea views and the other with a good sized built in wardrobe, a third single bedroom/ study, again benefiting from sea views, together with a family bathroom. Outside, there is a gravelled garden to the front and an enclosed garden to the rear, which offers a good degree of privacy and provides a delightful setting for outside entertaining and al fresco dining. There is also a good sized single garage en-bloc and ample on street parking available.



## FEATURES

- Sea Views
- Three Bedrooms
- Ground Floor WC
- Close to Town Centre, Beach and Sea Front
- Separate Dining Room
- Council Tax Band C
- Excellent Sized Rear Garden
- Mid-Terraced House
- Single Garage En-Bloc
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property: -

The property has the usual attributes of double glazed windows and electric heating.

### Ground Floor

Part obscure glazed front door with matching side window into: -

### Entrance Hall

Stairs to first floor. Door to living room. Electric heater. Door to WC, which has a low level flush WC and a wall mounted wash hand basin with chrome taps.

### Living Room

Window to front. Coved ceiling. Obscure glazed door to dining room.

### Dining Room

Sliding door to rear providing access to the rear garden. Door to rear porch. Archway to kitchen. Electric Heater. Coved ceiling.

### Kitchen

Window to rear overlooking garden. The kitchen is fitted to two sides, with an older style range of matching wall and base units. L shaped run of work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap. Space for under counter fridge. Inset four ring Logik induction hob with extraction over. Full height unit incorporating built in oven and grill. Further run of work surface with cupboards above and beneath. Space and plumbing for washing machine.

### Rear Porch

Part obscure glazed door to rear garden. Double doors to storage cupboard.

### First Floor

Hatch to roof space, which is insulated. Door to airing cupboard with slatted shelves and factory insulated hot water cylinder. Doors off to: -

### Bedroom One

Window to rear overlooking garden. Coved ceiling. Double doors to built in wardrobe.

### Bedroom Two

Window to front offering pleasing sea views. Coved ceiling. Double doors to built in wardrobe/ cupboard.

### Bedroom Three

Window to front offering pleasing sea views. Coved ceiling. Electric heater.

### Bathroom

Obscure glazed window to rear. Close coupled WC with matching seat, pedestal wash hand basin with chrome taps. Panel bath with chrome taps and Mira electric shower. Full tiling to walls.

### Outside

The property benefits from a garden to the front, and an excellent sized enclosed garden to the rear, which offers a good degree of privacy and provides a delightful setting for outside entertaining and al fresco dining.

### Garage

8' 11" x 16' 9" (2.72m x 5.11m). Single garage en-bloc. Up and over door.

### 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.

### Disclaimer

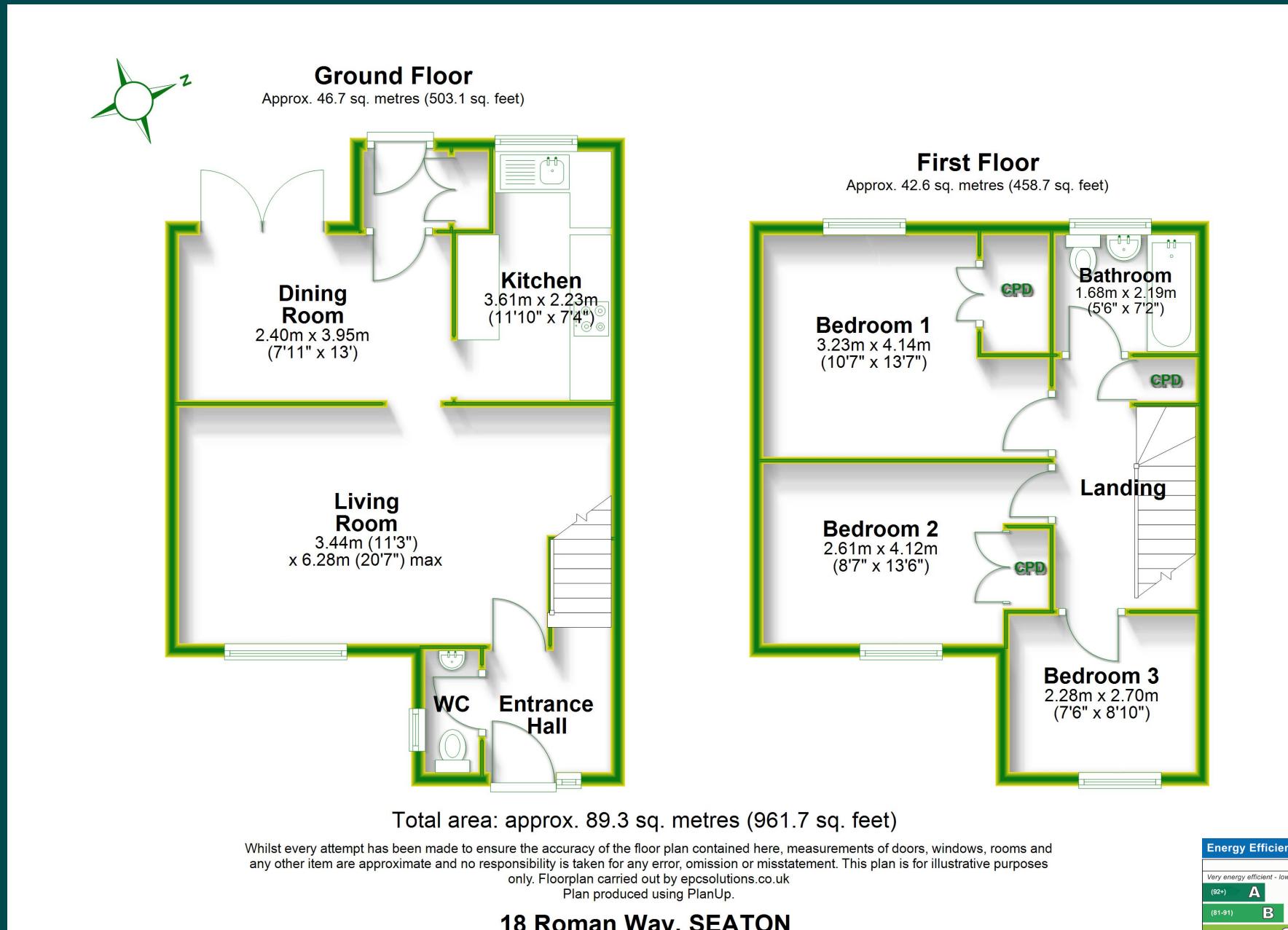
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John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



**18 Roman Way, SEATON**

