



ROYAL OBSERVER WAY



PROPERTY DESCRIPTION

An appealing and well-presented semi-detached house built in 2016, in a fantastic position, close to the town centre and sea front, beach, shops, restaurants and amenities. The property benefits from parking, a garage, an enclosed rear garden, a good sized kitchen/ dining room, an en-suite shower room, and a 10 year NHBC warrants, with approximately 1 year remaining.

The spacious and versatile accommodation briefly comprises; on the ground floor, entrance hall with a cloakroom, living room, and a stylishly fitted kitchen/ dining room with doors to the rear garden. The first floor comprises; two good sized double bedrooms, one benefiting from a built in wardrobe, and an en-suite shower room, a third single bedroom or study and a family bathroom.

Outside, the property has a good sized enclosed garden to the rear, which has been paved for ease of maintenance, offering a delightful setting for outside entertaining and al fresco dining. The garden has a gate which leads to a garage, which is also fitted with electricity, together with onsite parking.

FEATURES

- No Chain
- Semi-Detached House
- Three Bedrooms
- Beautifully Presented Throughout
- New Build 2016
- Enclosed Rear Garden
- Close to Town Centre, Beach and Sea Front
- Good Sized Kitchen/ Dining Room
- Garage & Parking
- EPC Rating B





ROOM DESCRIPTIONS

The Property:

The front door leads into a good sized entrance hall, with a useful cloakroom, which is fitted with a white suite, comprising a close coupled WC, a pedestal wash hand basin with chrome taps and a radiator.

From the entrance hall, a door leads through to the: -

Living Room

Window to front. Two Radiators. Door to under stairs storage cupboard, which houses the Megaflow hot water cylinder. Stairs to first floor. Door to: -

Kitchen/ Dining Room

Window to rear overlooking garden, with patio doors providing access to the charming enclosed garden.

The kitchen has been stylishly fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset one and half bowl sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher and washing machine. Inset four ring gas hob with built in oven beneath and extraction above. The kitchen has ample cupboards and storage, and is fitted with a water softener and filter system. Wall mounter Potterton gas fired boiler for central heating and hot water. Radiator.

From the living room, stairs lead up to the first floor accommodation.

First Floor

Doors off to: -

Bedroom One

Window to front. Doors to built in wardrobe. Radiator. Door to: -

En-suite Shower Room

The en-suite has been stylishly fitted, with a white suite, comprising; WC, pedestal wash hand basin with chrome mixer tap, a corner shower cubicle, with sliding doors, and a radiator.

Bedroom Two

Window to rear. Hatch to roof space which has been insulated. Radiator.

Bedroom Three/ Study/ Dressing Room

Window to rear. Radiator.

Bathroom

The bathroom has been stylishly fitted, with a white suite, comprising; WC, pedestal wash hand basin with chrome mixer tap, panel bath with a mixer tap, a glazed shower screen and a shower attachment over, and a ladder style towel rail.

Outside

The property can be approached from the rear, with a drive providing onsite parking for one vehicles, and gives access to the garage, and a gate leading through to the rear garden.

The property can also be accessed from the front, via a pedestrian path, which leads to the front garden and the front door.

Garage

17' 11" x 9' 0" (5.46m x 2.74m). Up and over door, benefiting from power and lighting.



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.

Schooling

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

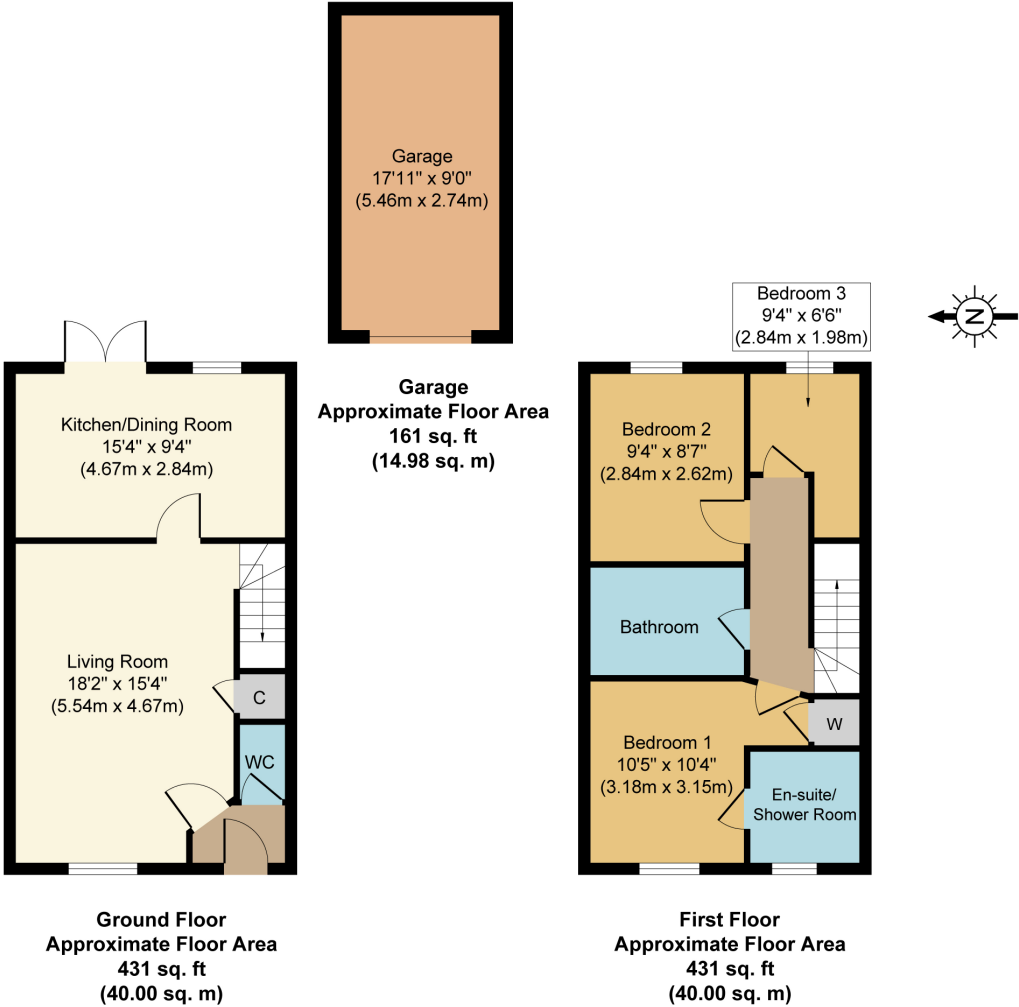
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have 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 862 sq. ft. (80.00 sq. m)(Excluding Garage)

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+)	A	83	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	83	95
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	