



5 Royal Observer Way, Seaton, EX12 2FB

Asking Price £335,000 Freehold

- Superbly presented, semi detached house
- Highly convenient location close to beach, River Axe and local amenities
- En-suite shower room to master bedroom
- Garage and parking for two vehicles
- Constructed in 2017 by Messrs Bovis Homes
- Spacious living room with french doors to outside
- Contemporary white suite family bathroom
- Three good sized bedrooms
- Well appointed kitchen with integral appliances
- Secluded, well stocked, enclosed rear garden

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This is a very attractive semi-detached house located on the popular Pebble Beach development by Messrs Bovis Homes and completed in 2017 to their 'Southwold' design. The property benefits from the remainder of its NHBC warranty and has been in the ownership of our client since newly constructed. The property offers spacious accommodation including, on the ground floor, an entrance porch/front door leading to the reception hall, cloakroom, spacious living room with easterly aspect & direct access to the garden, well appointed kitchen with integral appliances. On the first floor are three good sized bedrooms, with an en-suite shower room to the master and family bathroom. Outside to the rear of the house is a delightful fully enclosed garden stocked with a profusion of mature specimen shrubs, potting shed, patio and small pond. Located close at hand is the garage and 2 parking spaces.



Council Tax Band: C



Entrance Hall

Stairs rising to first floor, door leading to :

Cloakroom

Fitted with white suite comprising low level WC and wash hand basin

Living Room

5.28m x 4.65m

A spacious room with twin doors to rear garden, large understairs cupboard housing the Mega Flo unvented indirect hot water cylinder. Archway to kitchen.

Kitchen

3.05m 0.00m x 2.44m 0.00m

Comprehensively fitted with wide range of contemporary units comprising drawer units, cupboard units and eye level wall units, one and a half bowl single drainer sink unit. Integrated washing machine, integrated dish washer, inset hob, oven and hood over.

First Floor

Landing -hatch to loft space, doors leading to

Bedroom One

3.76m x 3.05m

Aspect to the front with outlook across the town towards Beer Head in the distance. Radiator, built in wardrobes and door leading to

En-suite Shower Room

1.93m x 1.68m

Well fitted with white comprising good sized shower with glazed screen, inset WC, wash hand basin, heated towel rail.

Bedroom Two

3.20m x 2.64m

Aspect over rear garden, radiator, view across the development towards the Axe Cliff.

Bedroom Three

3.20m x 2.01m

Aspect to the rear of the property, radiator with view across to the Axe Cliff

Family Bathroom

2.08m x 1.68m

Fitted with white suite comprising panelled bath with shower over and glazed screen, low level WC, wash hand basin, part tiled walls and window. Tiled floor and part tiled walls.

Outside

To the front of the house is an easy to maintain garden stocked with a range of flowering shrubs. To the rear is a very attractive enclosed garden, well stocked with a wide range of mature specimen plants, shrubs and small trees. Secluded patio, gravelled areas, arbour, useful potting shed with power and light connected. External power point, lighting and cold water tap. A pedestrian pathway leads from the front garden to the rear (with secure gate access to rear garden) and continues to lead to the garage (below a coach house) and two parking spaces. Please note the garage is held under a 999 year lease with a service charge of £26.80 per annum which covers 1/6th of the buildings insurance.

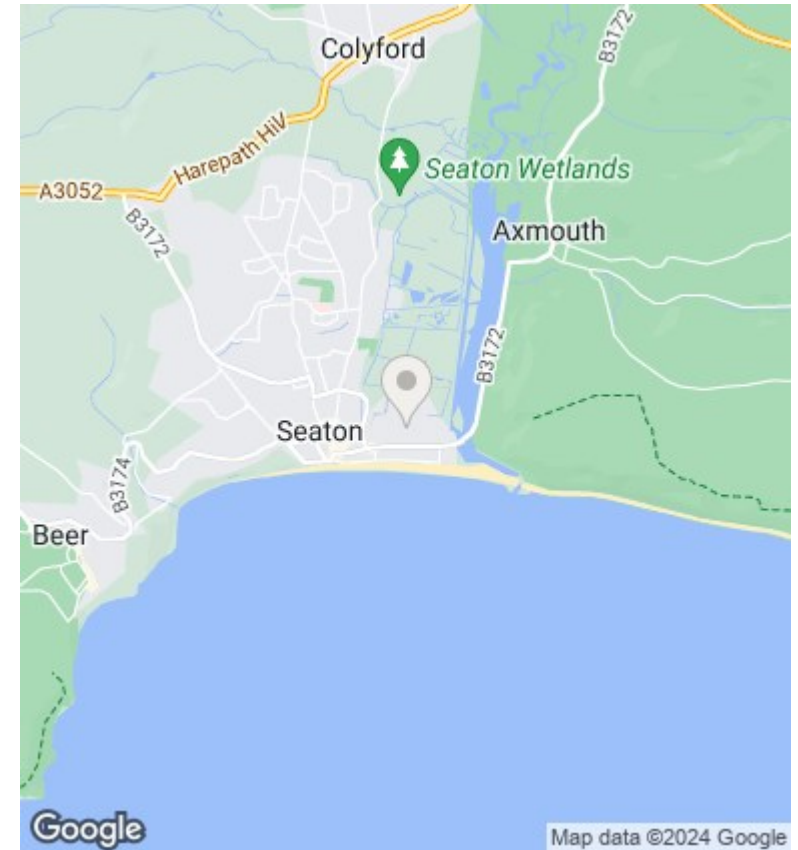
Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	