



**Royal Observer Way, Seaton EX12 2FB**

**welcome to**

## **Royal Observer Way, Seaton**

A delightful three-bedroom semi-detached house situated in the popular development Pebble Beach in the heart of the seaside town of Seaton. This property offers, living accommodation over three floors, three bedrooms, off-street parking and is a stones throw away from the seafront.

### **Entrance Hall**

Entered via a uPVC double glazed door with glass panel insert, ceiling light point, radiator, stairs rising to first floor

### **Cloakroom**

uPVC opaque double glazed window to front aspect, low level W.C, wash-hand basin, ceiling light point

### **Lounge**

15' 9" x 13' 11" ( 4.80m x 4.24m )

uPVC double glazed window to rear aspect, uPVC double glazed French doors out to garden, two built in storage cupboard, hot water tank housed in cupboard understairs, radiator, ceiling light point

### **Kitchen**

9' x 8' 9" ( 2.74m x 2.67m )

uPVC double glazed window to front aspect, electric oven with gas hob and cooker hood over, integrated dishwasher, integrated fridge and freezer, range of wall and base units, spotlights

### **Landing**

uPVC double glazed window to front aspects, stairs rising to second floor, stairs down to first floor, ceiling light points

### **Bedroom Two**

12' 4" x 9' 3" ( 3.76m x 2.82m )

uPVC double glazed window to rear aspect, radiator, ceiling light point

### **Bedroom Three**

9' 3" x 7' 7" ( 2.82m x 2.31m )

uPVC double glazed window to front aspect, radiator, ceiling light point

### **Bathroom**

uPVC double glazed opaque window to rear aspect, panel bath with shower over, low level W.C, wash-hand basin, towel rail, tile splashback, extractor fan, spotlights

### **Bedroom One**

15' 9" x 13' 8" ( 4.80m x 4.17m )

uPVC double glazed dormer window to front aspect, built in wardrobe, access to loft via hatch, ceiling light point, stairs down to first floor

### **En-Suite**

Velux window to rear aspect, shower cubicle, low level W.C, wash-hand basin, towel rail, ceiling light point

### **Rear Garden**

Private enclosed garden, laid to lawn, decking and patio seating areas, timber storage shed, gate to rear giving access to garage and parking

### **Garage**

17' 10" x 9' ( 5.44m x 2.74m )

Entered via manual up and over door, power and lighting

### **Off-Street Parking**

Spaces to the side and front of the garage





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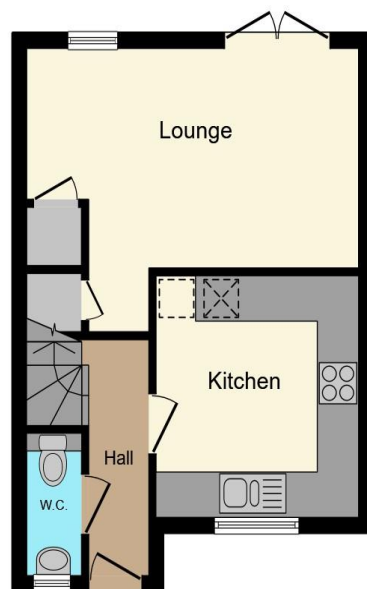
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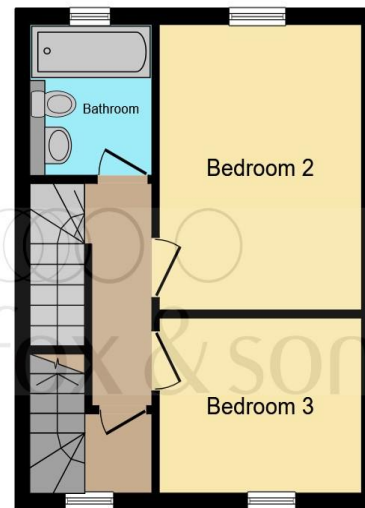
- THREE BEDROOMS
- GARAGE & OFF-STREET PARKING
- PRIVATE REAR GARDEN
- COUNCIL TAX BAND = C
- SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: B

**£340,000**



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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