



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 Hallway

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, radiator, ceiling light point

Lounge

15' 9" x 13' 10" (4.80m x 4.22m)

uPVC double glazed window to rear aspect, uPVC double glazed French doors leading to garden, hot water tank housed in cupboard downstairs, two radiators, ceiling light point

Kitchen

9' x 8' 8" (2.74m x 2.64m)

uPVC double glazed window to front aspect, electric oven with gas hob and cooker hood over, integrated dishwasher, integrated washing machine, integrated fridge and freezer, one and a half drainer sink, range of wall and base units, spotlights

Landing

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

Bedroom Two

12' 5" x 9' 3" (3.78m x 2.82m)

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

Bedroom Three

9' 3" x 7' 6" (2.82m x 2.29m)

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, heated towel rail, tiled splashback, extractor fan, spotlights

Bedroom One

15' 10" Max x 13' 5" Max (4.83m Max x 4.09m Max)

uPVC double glazed dormer window to front aspect, built in wardrobe, radiator, ceiling light point, stairs down to first floor

En-Suite

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

Rear Garden

Private enclosed garden, laid to lawn, patio seating areas, outside tap, gate to rear giving access to garage and parking

Garage

19' 10" x 9' (6.05m 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





view this property online fox-and-sons.co.uk/Property/AXM104413



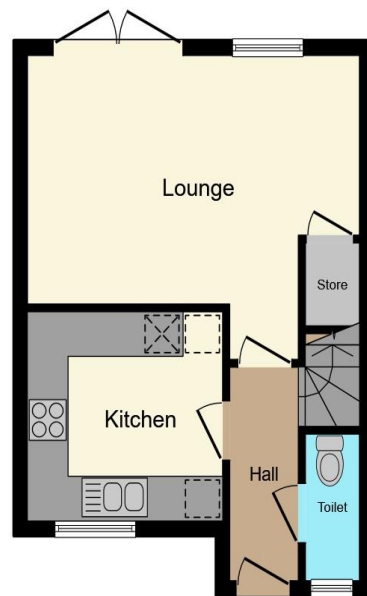
welcome to

Royal Observer Way, Seaton

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

Tenure: Freehold EPC Rating: B

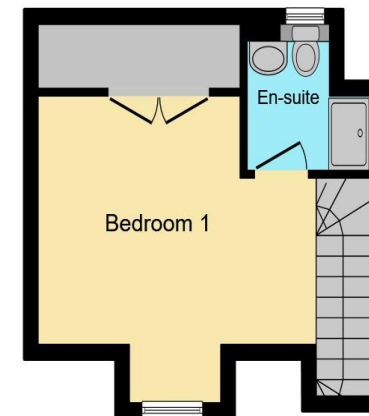
£340,000



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

view this property online fox-and-sons.co.uk/Property/AXM104413



Property Ref:
AXM104413 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk