



Shearwater Way, Seaton EX12 2FH

welcome to

Shearwater Way, Seaton

Immaculately presented, modern, executive style home situated only moments from the beach and amenities benefiting from garage with driveway parking, four double bedrooms, 25ft kitchen diner and study

Entrance Hallway

Entered via uPVC opaque glass panel door, stairs rising to first floor with understairs storage cupboard, radiator, ceiling light point

Lounge

17' 2" x 11' 7" (5.23m x 3.53m)

Dual aspect with uPVC double glazed bay window to front, and uPVC double glazed window to side aspect, double doors with glass inserts leading into Kitchen Diner, ceiling point points, radiator

Kitchen Diner

25' 2" x 10' 3" (7.67m x 3.12m)

Open plan Kitchen Diner

Dining Area - uPVC double glazed patio doors opening onto garden, ceiling light point, radiator
Kitchen Area - uPVC double glazed window to rear aspect, range of wall and base units with worksurface extending to splash back, integrated appliances to include dishwasher, fridge freezer, double eye level ovens, gas hob with glass panel splash back and cooker hood over, one and a half bowl drainer sink

Cloakroom/Utility Room

Wall and base units housing washing machine and dryer, worktop over with hanging rail, low level WC, wash hand basin, spot lighting, radiator

Study

8' 2" x 6' 6" (2.49m x 1.98m)

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

Landing

Access to loft via hatch, built in storage cupboard, ceiling light point

Bedroom One

16' 3" x 11' 7" (4.95m x 3.53m)

uPVC double glazed bay window to front aspect, built in wardrobe with sliding doors, radiator, ceiling light point

En-Suite

Walk-in double shower cubicle, hand wash basin, low level WC, heated towel rail, spot lighting

Bedroom Two

11' 2" max x 10' 3" max (3.40m max x 3.12m max)

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

Bedroom Three

14' 4" max x 9' 5" max (4.37m max x 2.87m max)

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

Bedroom Four

10' 6" x 8' 2" (3.20m x 2.49m)

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

Bathroom

Three piece bathroom suite comprising of panel bath with shower over, low level WC and hand wash basin, heated towel rail, spot lighting

Rear Garden

Enclosed rear garden mainly laid to Astro turf with patio seating area, boarded with flower beds, access into garage via uPVC double glazed door

Garage

Accessed via up and over door from driveway with access into garden via uPVC double glazed door, power and lighting, boarded roof space for



additional storage



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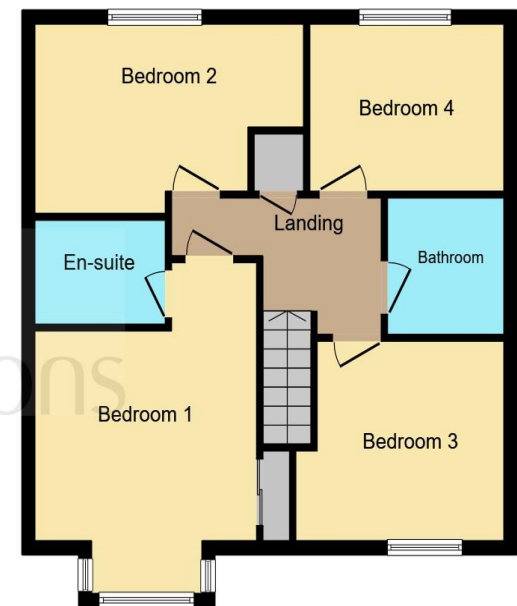
- COUNCIL TAX BAND = E
- DETACHED EXECUTIVE STYLE HOME OCCUPYING A CORNER PLOT
- FOUR DOUBLE BEDROOMS
- LOUNGE, 25ft KITCHEN DINER PLUS STUDY
- CLOAKROOM/UTILITY

Tenure: Freehold EPC Rating: B

£499,950



Ground Floor



First Floor

Total floor area 133.2 m² (1,434 sq.ft.) approx

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

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Property Ref:
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