



4 Roman Way



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Seaton, EX12 2EN

What 3 Words: ///deleting.nodded.gourmet

Extensively improved and renovated by the current owners, this beautifully presented home offers a welcoming sitting room, a stylish upgraded kitchen with integrated appliances opening into the dining area, a practical utility space, three well proportioned bedrooms and a newly fitted modern family bathroom. NO ONWARD CHAIN.

- Three Bedrooms
- Newly Fitted Kitchen/Diner
- Newly Fitted Bathroom
- Garage
- Council Tax Band C
- Sitting Room
- Utility Room
- Gardens to Front and Rear
- Freehold

Guide Price £300,000

SITUATION: The property is situated just off Harepath Road, within easy reach of the popular coastal town of Seaton, which has the popular attraction of Seaton Tramway. Forming part of an established development of similar style homes built during the 1990s, the property enjoys a convenient position for access to the town's amenities. Seaton offers a range of facilities including Tesco and Aldi supermarkets, together with a variety of independent shops, cafés and everyday services, as well as the seafront and coastal walks.

DESCRIPTION: The property has been extensively improved and thoughtfully renovated by the current owners, resulting in a well presented and contemporary home throughout. An entrance porch leads into the sitting room, creating a welcoming main reception space. The kitchen has been upgraded and fitted with a range of integrated appliances and opens through to the dining area, providing an ideal layout for modern living and entertaining. A useful utility area completes the ground floor accommodation. To the first floor there are three bedrooms together with a newly fitted family bathroom, finished to a modern standard.

OUTSIDE: A pathway leads to the front entrance, with lawned gardens to either side with mature plants providing an attractive approach. To the rear, the garden has been designed for ease of maintenance and is laid mainly to patio, creating an ideal space for al fresco dining and outdoor enjoyment. A garage is located within a nearby block, positioned to the left hand side of the property.

SERVICES: All mains connected. Standard and Superfast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02. (Ofcom). Both front and back garden and garage have water and electric supply. There are covenants on the title, details to be requested from the agent.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

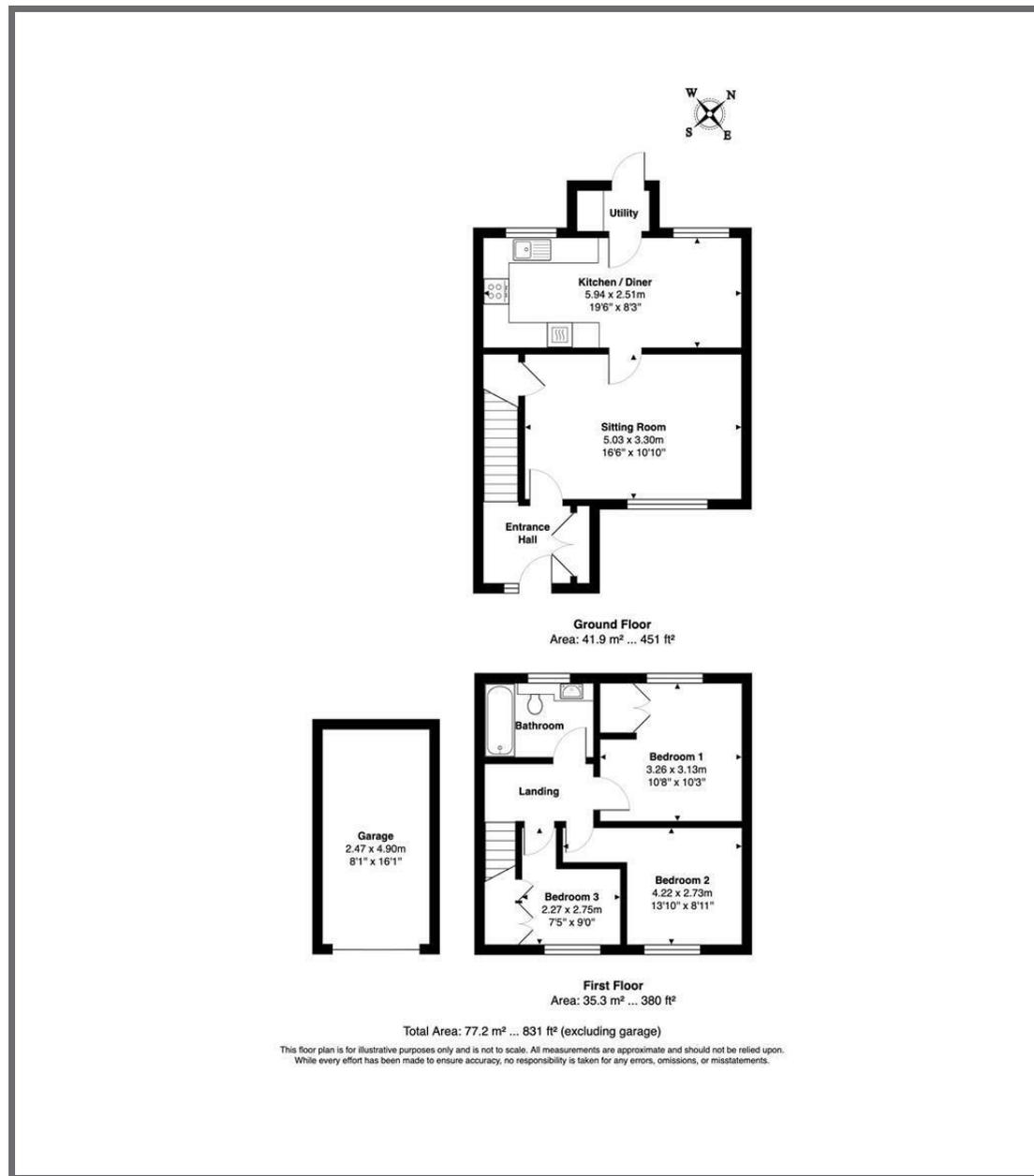


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	80
EU Directive 2002/91/EC			

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