



15 Roman Way, Seaton, EX12 2NT

Asking Price £220,000 Leasehold

- A spacious, well presented maisonette
- Far reaching views across the town to the Axe Valley countryside and sea beyond
- Bathroom with separate shower and further cloakroom
- Single garage en-bloc with storage above
- Highly convenient location, easy walk to town & beach
- Spacious living room and excellent sized balcony
- Electric heating and sealed unit double glazing
- Two double bedrooms
- Modern kitchen
- Secluded, enclosed and well stocked garden

15 Roman Way, Seaton EX12 2NT

This is a very attractive maisonette arranged over three floors and occupying a highly convenient location with easy walking distance of the town centre amenities, sea front and popular beach.

The property is very well presented throughout and benefits from far reaching views across the town towards the Axe Valley countryside and open sea beyond.

The accommodation briefly comprises on the the ground floor an entrance hall with stairs leading to first floor which in turn offers a dual aspect living room with direct access to the balcony offering superb views across the town towards the sea. Also on the first floor is a fitted kitchen and a cloakroom.

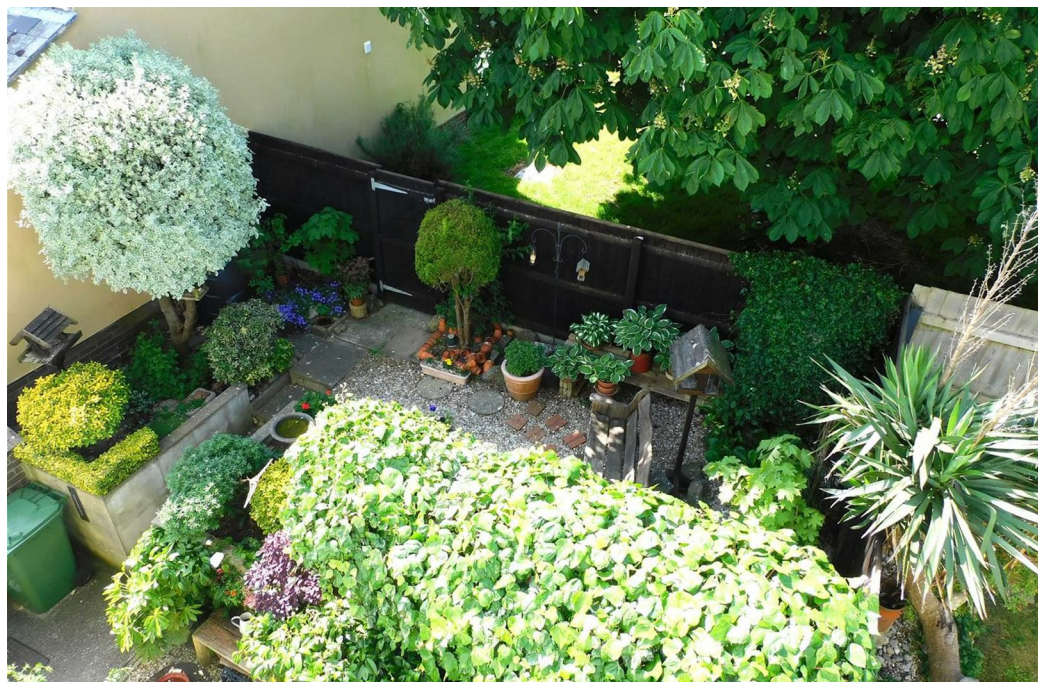
The second floor comprises two double bedrooms and a family bathroom with both bath and separate shower.

Outside, to the rear of the maisonette and enjoying a westerly aspect is an enclosed, well stocked garden with secluded patio area. There is also a single garage en-bloc with the added benefit of additional high level storage.

In summary, the property would make an ideal first time purchase, second/holiday home or delightful permanent residence to enjoy.



Council Tax Band: A



GROUND FLOOR

ENTRANCE

Front door leading to good sized entrance hall understairs storage cupboard, with stairs rising to first floor

FIRST FLOOR

LANDING

Door to large storage cupboard, door leading to

OPEN PLAN LIVING/DINING ROOM

19'06" x 14'05" (5.94m x 4.39m)

A bright dual aspect room enjoying open views of the Axe Valley towards the sea and direct access to the large balcony

BALCONY

A delightful, enclosed space with open outlook.

KITCHEN

Fitted with range of modern units comprises work surfaces, eye level wall units, drawer units, cupboard units, one and a half bowl sink unit, plumbing for automatic washing machine, space for tall fridge/freezer. Inset hob, hood over. Full height unit incorporating double oven and grill.

SECOND FLOOR

LANDING

Hatch to insulated loft space, door to airing cupboard, door to storage cupboard. Doors leading to

BEDROOM ONE

12'00 x 10'00 (3.66m x 3.05m)

With open views across the town to sea beyond, built in wardrobes,

BEDROOM TWO

12'00 x 9'03" (3.66m x 2.82m)

With aspect over the rear garden.

BATHROOM

8'10" x 5'07" (2.69m x 1.70m)

With white suite comprising panelled bath, pedestal wash hand basin, low level WC, shower cubicle with bi-folding screen and Mira Sport shower. Heated towel rail.

OUTSIDE

The property has pedestrian access, to the side of the property, through a door to a small communal area (shared with one other property/ground floor flat) or via the gate at the rear which leads directly to the garden.

To the rear of the property is a delightful, fully enclosed landscaped garden laid out over two levels and stocked with a profusion of mature plants and shrubs.

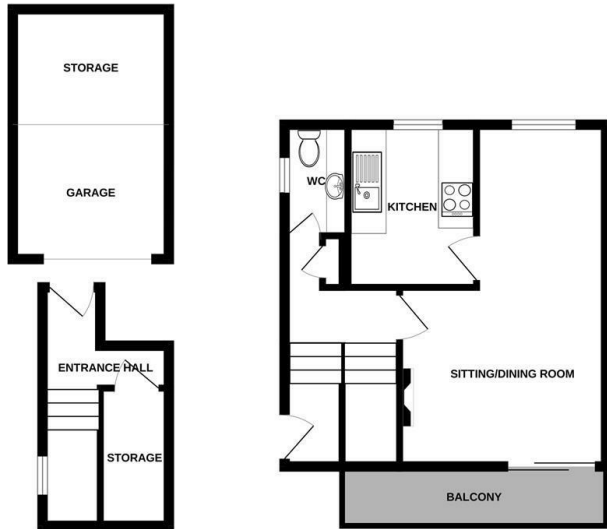
There is also a private level patio perfect for al fresco dining. Bin store and rear pedestrian gate.

Situated close at hand is a single garage en-bloc with up and over door and useful storage over.

TENURE

Leasehold with approximately 90 years to run.

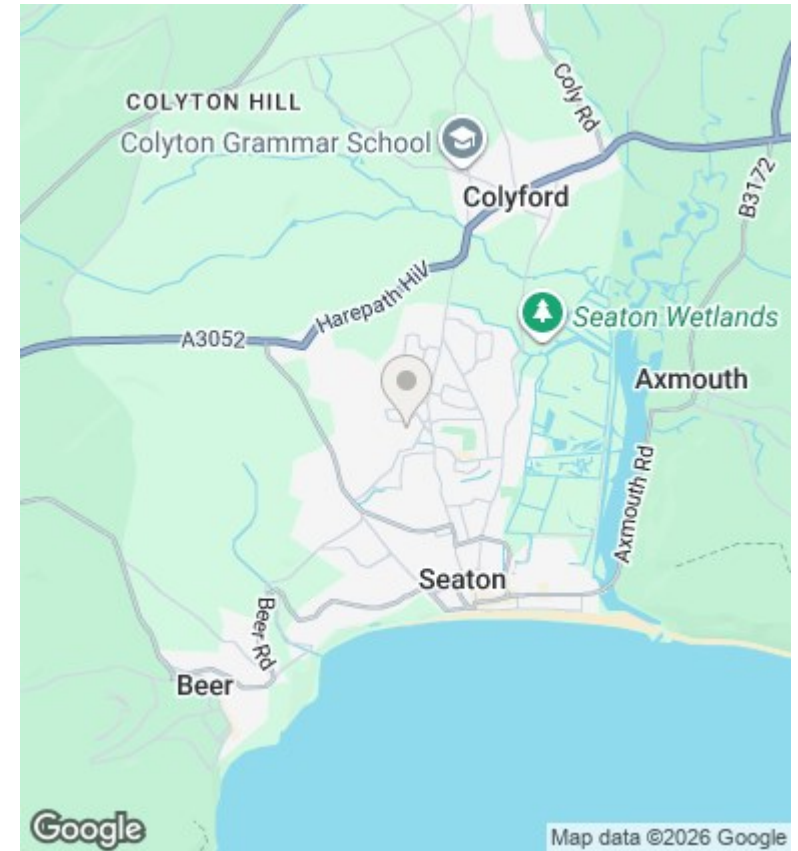
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	