



4 Roman Way



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Seaton, EX12 2EN

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

NO ONWARD CHAIN. 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.

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

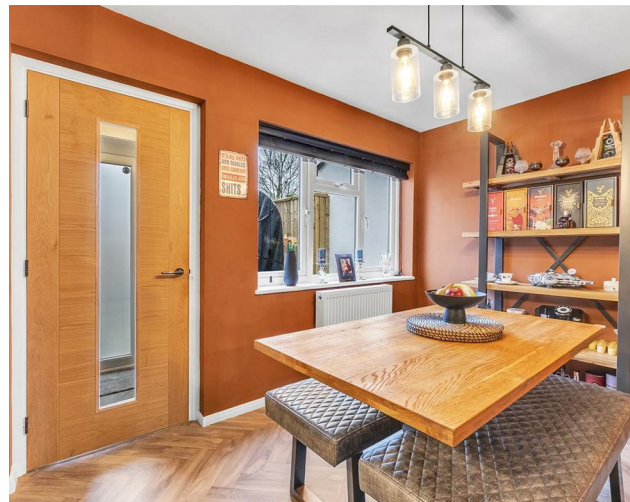
Guide Price £290,000

SITUATION: This beautifully renovated three-bedroom home is ideally located in the sought-after coastal town of Seaton, just a short distance from the beach, town centre and local amenities.. 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 Finished to a high standard throughout and thoughtfully renovated by the current owners, making this a true turnkey property - perfect as a main residence, holiday home or holiday let investment.. An entrance porch leads into the sitting room, creating a welcoming main reception space. The new stylish fitted kitchen has been upgraded and completed 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. Upstairs comprises a generous principal bedroom, a spacious second bedroom, and a versatile third room—perfect as a nursery, home office or child's room. Two bedrooms feature built-in wardrobes, and the newly fitted bathroom is finished with sleek, modern fixtures.

OUTSIDE: The property offers a private, low-maintenance rear garden with newly fitted patio and fencing, ideal for dining and outdoor enjoyment along with a large lawned front garden with mature planting and a garage with power and water supply.

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.





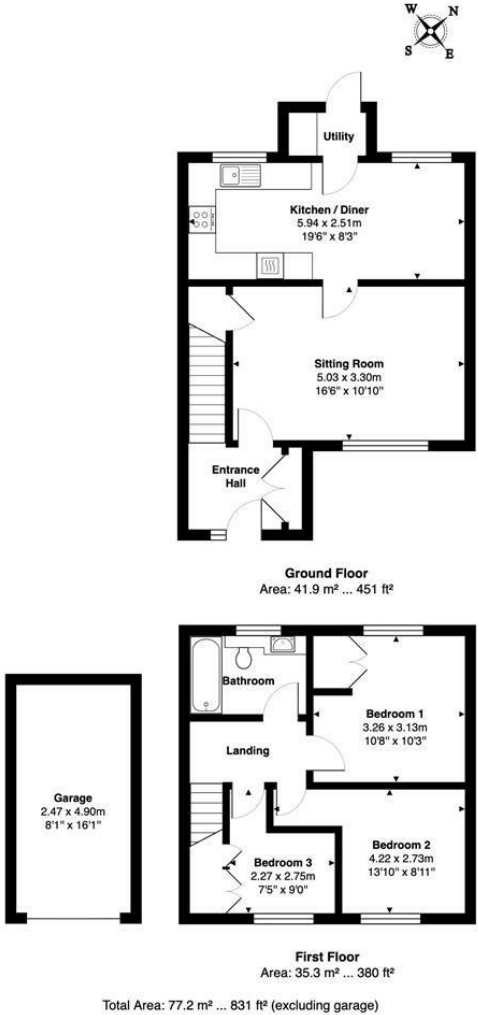
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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Total Area: 77.2 m² ... 831 ft² (excluding garage)
This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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