



4 Roman Way



STAGS

4 Roman Way

Seaton, EX12 2EN

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

An immaculately presented and fully renovated end of terrace house

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

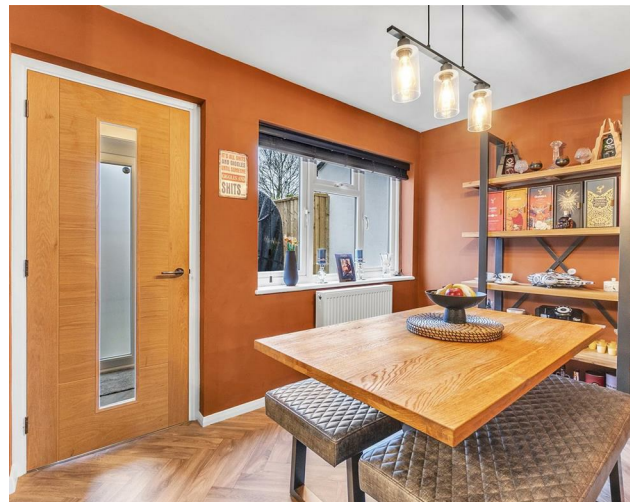
Offers In Excess Of £300,000

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.





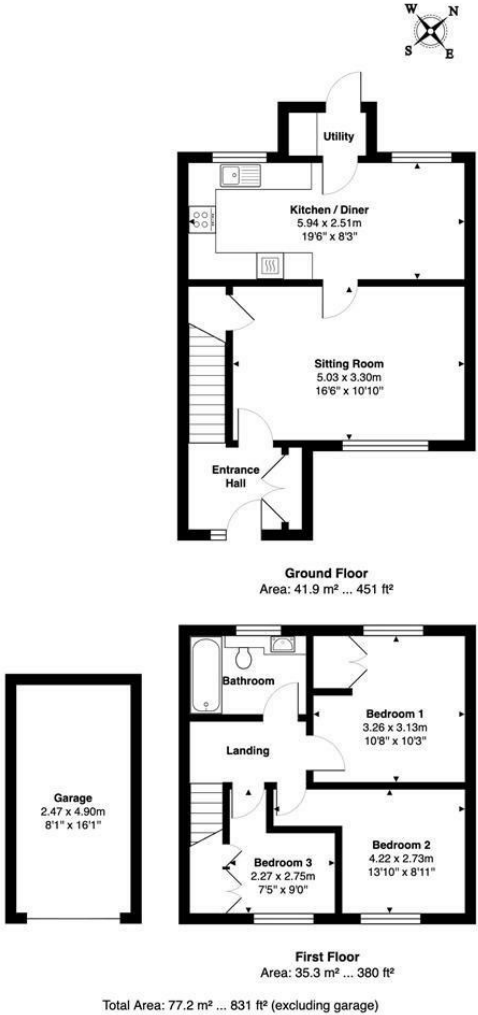
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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