



## 85 Shearwater Way, Seaton, EX12 2FT

Asking Price £280,000 Freehold

- Outstanding, modern semi detached house
- Presented to high standard throughout
- Two double bedrooms
- Highly convenient, level location
- Spacious open plan living room
- Integrated kitchen & stunning white suite bathroom
- Well appointed family bathroom & ground floor cloakroom
- Very attractive enclosed, secluded rear garden
- Two allocated parking spaces

Directions

Viewings

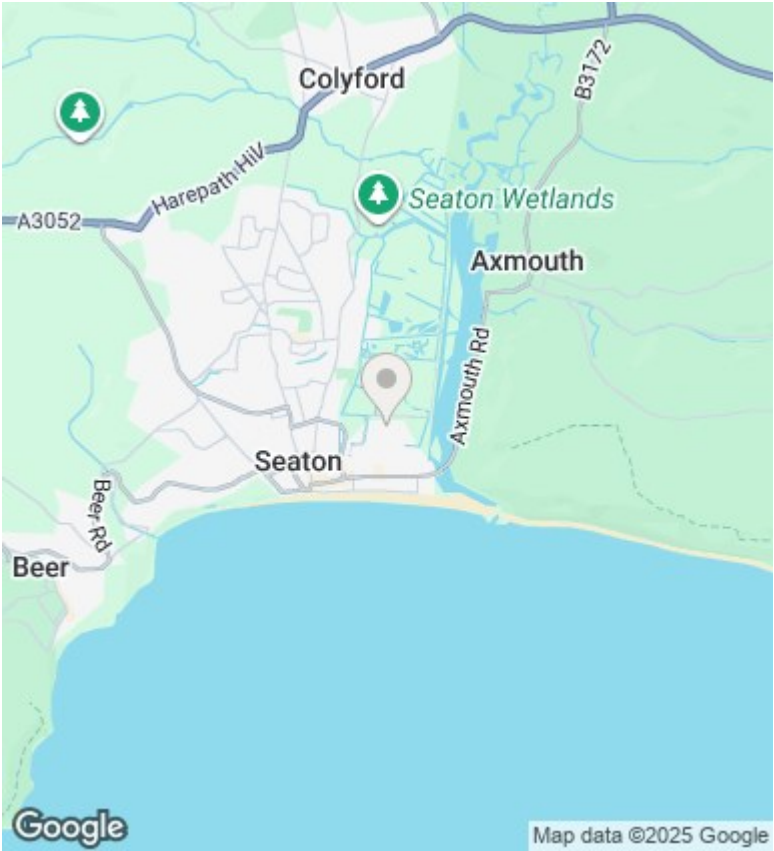
Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

B

EPC Rating:

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 