



**John
Wood
& Co**

**Coast &
Country since 1977**

Riverdale Close, Seaton, Devon

£155,000 Leasehold



PROPERTY DESCRIPTION

A bright and spacious first floor apartment, benefiting from lovely Axe Valley views, located in the ever popular Riverdale Development, constructed with brick and clad elevations, under an interlocking tiled roof. The apartment has the usual attributes of gas fired central heating and double glazed windows, and has been updated and improved in the past, but would now benefit from a little further modernisation.

The apartment comprises; a bright and spacious dual aspect living room, with the lovely Axe Valley and Haven Cliff views, fitted kitchen, a principal bedroom with built in wardrobes, a second bedroom and a bathroom, with a large shower cubicle. The property is approached through a well presented communal entrance hall, and the apartment has the advantage of a separate garage.

This apartment comes to the market chain free, and would make an ideal first time purchase, second home, or buy to let investment opportunity.

FEATURES

- No Chain
- Two Bedrooms
- First Floor Apartment
- Bright and Light Accommodation
- Communal Parking Area
- Leasehold
- Separate Garage
- Fitted Kitchen
- Large Shower Room
- EPC Rating C





ROOM DESCRIPTIONS

The Property:

Replacement front door into: -

Entrance Hall

Hatch to roof space. Radiator. Door to good sized part shelved storage cupboard. Doors off to: -

Living Room

15' 0" x 10' 11" (4.57m x 3.33m). A bright and spacious, dual aspect living room, with windows to side and rear, giving lovely panoramic views over the Axe Valley towards Haven Cliff. Coved ceiling. Radiator.

Kitchen

10' 11" x 10' 8" (3.33m x 3.25m).

Window to front. Coved ceiling. The kitchen has been principally fitted to two sides, with a range of matching wall and base units, with laminate door and drawer fronts with co-ordinating handles. L shaped run of laminate work surface with inset one and a half bowl stainless steel sink and drainer with mixer tap. Range of cupboards and drawers beneath with space and plumbing for washing machine.

Inset space for cooker, with four ring gas hob, double oven and grill, shelved full height unit and pull out storage alongside. Splashback tiling with matching range of wall cupboards, including display shelves and extraction over cooker. Wall mounted gas fired boiler for central heating and hot water, with wall mounted programmer. Further wall mounted cupboard with display shelves, radiator. Vinyl sheet floor.

Bedroom One

Max Overall: 14' 5" x 9' 11" (4.39m x 3.02m). Window to rear, again providing lovely panoramic Axe Valley views. Door to built in double wardrobe cupboard, and range of extra fitted wardrobes, with two double wardrobes with mirrored doors either side of bed space, with further storage over. Further single wardrobe cupboard. Coved ceiling. Radiator.

Bedroom Two

15' 0" x 7' 0" (4.57m x 2.13m). Window to front. Coved ceiling. Radiator.

Shower Room

5' 7" x 8' 11" (1.70m x 2.72m) Including shower and airing cupboard.

Obscure glazed window to front. White suite, comprising' close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps and splashback tiling. Double shower cubicle, with sliding doors, fitted with Mira electric shower. Full tiling to walls. Wall mounted mirror and mirrored cupboard. Coved ceiling. Door to airing cupboard, with hot water cylinder with insulating jacket and slatted shelves. Radiator. Vinyl sheet flooring.

Outside

The property is approached from the communal parking area, over a tarmac path to the front door and communal entrance hall, with stairs to the first floor.

At the rear of the development, there is a separate single garage.

Tenure

We are advised that the tenure is leasehold, with the lease being 125 years from March 1978, meaning there is approximately 79 years remaining,

Charges:

Service Charge - £791.81 per annum

Ground Rent - £140 Per annum.



Council Tax

East Devon District Council; Tax Band B - Payable 2023/24: £1,773.63 per annum.

Seaton

The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more secluded beach going past Axmouth Harbour and the undercliffs towards Lyme Regis. The outstanding Jurassic Coast has UNESCO World Heritage status.

The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton Wetlands and Seaton Tramway. The pedestrian town centre offers safe, traffic free shopping with a range of shops, supermarkets and independent retailers. This area is designated an Area of Outstanding Natural Beauty.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2023 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	