



**John
Wood
& Co**

**Coast &
Country since 1977**

The Glen, Beer Hill, Seaton, Devon

£259,950 Leasehold Share of Freehold



PROPERTY DESCRIPTION

An opportunity to purchase a very spacious and beautifully presented two bedroom apartment, in a unique location only yards from the entrance to Seaton Hole Café and beach. Located in delightful landscaped gardens and grounds that surround the property with a most attractive stream. Formerly a Victorian country house, the apartments have been substantially enhanced by the construction of a brand new roof incorporating three penthouse apartments with colour washed rendered elevations under a new slate roof.

The apartment has been used as a holiday home and has the added advantage of a recently fitted kitchen and shower room, excellent neutral decorations and carpets throughout together with double glazed windows. Please note that all furniture is included within the sale.

This spacious and bright apartment, comes to the market with no onward chain, and would make an excellent main residence or holiday home.



FEATURES

- No Onward Chain
- Landscaped Gardens
- Two Bedrooms
- Shower Room
- Well Presented, Bright and Spacious
- Superb Sea Views
- Close To Seaton Hole Cafe and Beach
- Beautifully Landscaped Gardens & Grounds
- On Site Parking
- Furniture included in sale





ROOM DESCRIPTIONS

The Property:

Hardwood panel front door into spacious:-

Entrance Hall

Two night storage heaters. Panel doors off to:- sitting room, shower room and bedrooms with sliding door to kitchen.

Sitting Room

A superb living room with a wide bay window with uPVC double glazed windows offering stunning views over Lyme Bay towards Seaton beach, Axe Cliff and the Heritage Coast. Double glazed window in dining area also provides delightful sea and coastal views. Feature fireplace with painted carved surround, marble inset and hearth fitted with electric coal effect fire. Coved ceiling with chandelier and two matching wall light points. Two electric heaters. Furniture as fitted.

Kitchen

Window to side. The kitchen is principally fitted to two sides, with a range of matching wall and base units with white laminate door and drawer fronts with co-ordinating handles. L-shape run of roll edged laminate work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap. Electric water heater under sink. Recently fitted Inset four ring induction hob. Range of cupboards and drawers beneath including a recently fitted oven (please note, both the induction hob and oven are under guarantee).

Under counter space with Whirlpool refrigerator. Samsung microwave. Splashback tiling with matching range of wall cupboards above including extraction over hob. Further run of roll edge laminate work surface with shallow double cupboard beneath. Splashback tiling with double wall cupboard over. Coved ceiling with spotlights. Vinyl wood effect flooring.

Bedroom One

Two uPVC double glazed windows to rear provides most attractive views of the garden and stream. Coved ceiling. Furniture as fitted. Electric wall mounted heater.

Bedroom Two

A further double room with uPVC double glazed windows to rear provides most attractive views of the garden and stream. Panel door to built-in wardrobe cupboard with hanging rail and further storage over. Coved ceiling. Electric wall mounted heater. Furniture as fitted.

Shower Room

A stylishly fitted white suite comprising close coupled WC, with co-ordinating seat. Pedestal wash hand basin with chrome mixer tap. Shower cubicle with glazed shower door and matching side screen with aluminium trim fitted with Aqualisa electric shower. Full tiling to shower cubicle. Half tiling to remaining walls. Large wall mounted mirror cupboard. Chrome electric style towel rail. Electric wall mounted radiator. Double doors to built-in cupboard, with further storage over.

Outside

The property is approached through a gateway with two colour washed entrance pillars to either side and is just across the road from the entrance to Seaton Hole café and the beach. The driveway rises up through delightful landscaped gardens and grounds that provide a most appealing setting for these superb apartments.

The grounds are planted with numerous specimen trees and shrubs and bisected by a most attractive stream with a number of seating areas and provides a unique and tranquil setting for this superb development. On the far side of the apartment is a gravelled parking and turning area with the adjacent front door giving access to the apartments, post boxes and security entry system.

Tenure and Charges

We are advised that the lease has 989 years remaining.

Please note, there is a restriction that prohibits holiday letting.

Charges -
Service Charge:- £2,500 per annum.
Ground Rent - £50 per annum.

Please note: The property also benefits from a cellar, whereby each apartment has access for storage.



General Information

Mobile Availability at the property: Please follow this link to check the mobile availability at the property:

Postcode of EX12 2PY

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband Availability at the property: Please follow this link to check the broadband connection and possible

speeds availability at the property: Postcode of EX12 2PY

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Energy Performance Certificate (EPC)

Please follow the link below, to review the current EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9988-0028-7216-2844-6924>

Utilities:

We are advised that all mains services are connected, including; water, electricity, sewerage and telecommunications.

We are also advised that the broadband is FTTC (Fibre to the cabinet).

Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,123.78 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.

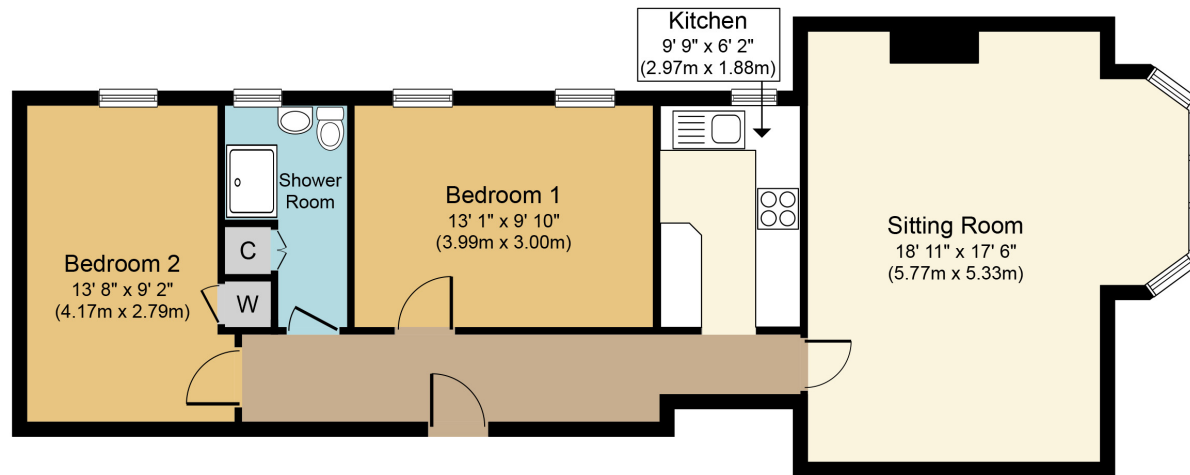
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



Approximate Floor Area
 746 sq. ft.
 (69.3 sq. m.)

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(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			