





PROPERTY DESCRIPTION

A well presented two bedroomed, second floor apartment, located at the heart of Seaton, in an excellent Town Centre position, only a short distance from the Sea front and beach.

The light and bright accommodation briefly comprises; good sized sitting room, kitchen/ dining room, two bedrooms, and a bathroom. This apartment has gas fired central heating and single glazed sash windows, and benefits from having a share of the freehold.



FEATURES

- Two Bedrooms
- Family Bathroom
- Second Floor Apartment
- Kitchen/ Dining Room
- Light and Bright
- Good Sized Sitting Room
- Close to Beach and Sea Front
- Town Centre Location





ROOM DESCRIPTIONS

The Property

Front door into: -

Entrance Hall

Radiator. Doors off to: -

Sitting Room

Window to side. Coved ceiling. Two radiators.

Kitchen/ Dining Room

Window to side. Double doors to pantry cupboard. Radiator.

The kitchen is fitted to one side, with a range of matching wall and base units with colour washed door and drawer fronts. Run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine. Inset space for cooker with extraction over. Space for free standing fridge freezer.

Bedroom One

Window to side. Radiator.

Bedroom Two

Window to side. Radiator. Hatch to roof space, which is part boarded with a light.

Bathroom

The bathroom is fitted with an older style suite, comprising; low level flush WC, panel bath with handrail, and chrome taps, with a shower attachment over and a shower curtain. Pedestal wash hand basin with chrome taps. Radiator. Door to airing cupboard with slatted shelves and factory insulated hot water cylinder.

Tenure and Charges

We are advised that the lease has approximately 113 years remaining, and that the apartment benefits from having a one seventh share of the freehold.

There are no restrictions that the vendor is aware of.

Charges:

We are advised that there is a service charge of approximately £115, per month, which includes the buildings insurance.

Council Tax

East Devon District Council; Tax Band A - Payable 2023/24: £1,592.84 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**

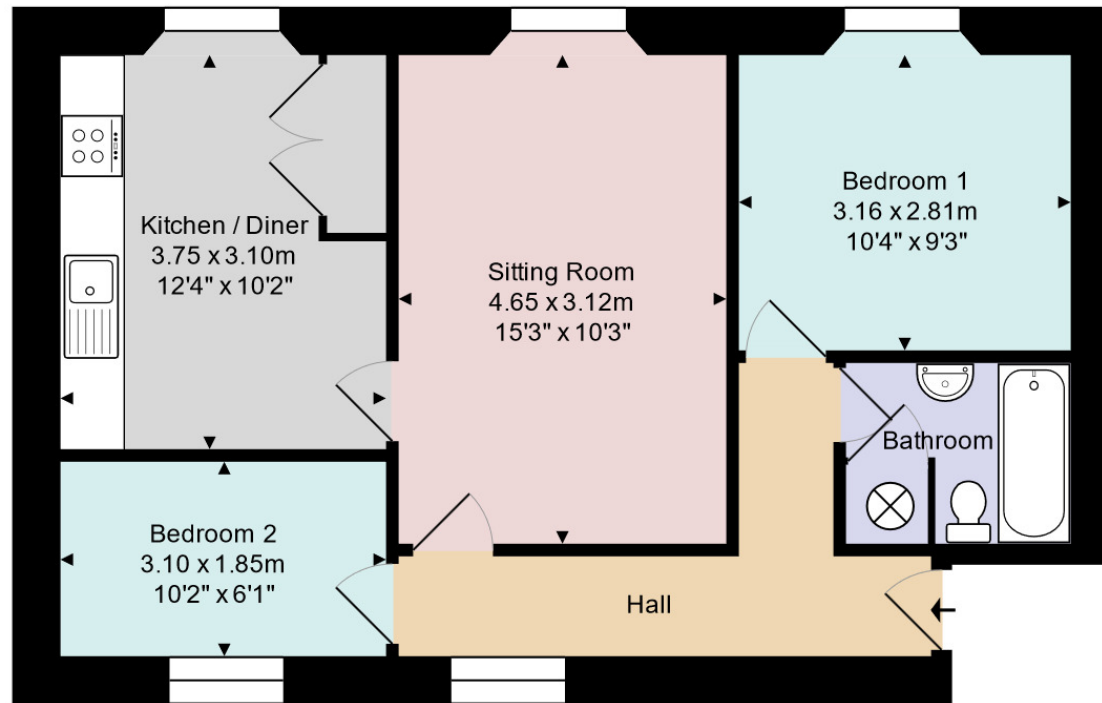
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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



Total Area: 53.6 m² ... 577 ft²
 Not to scale. Measurements are approximate and for guidance only.



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	60	
(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			