



**Flat 1, 140 Harepath Road, Seaton, Devon.
EX12 2DX
£189,000 Leasehold**

- No Chain
- Leasehold
- Ground Floor Apartment
- Two Bedrooms
- Purchase includes the Freehold
- Buy To Let Investment Opportunity
- Garden and Parking

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Country since 1977**





PROPERTY DESCRIPTION

****NO CHAIN****

A well presented, two bedroomed ground floor apartment, located just 50 metres from Seaton Primary School, Hospital and Medical Practice and within walking distance of the town centre and sea front. with the advantage of a parking space, a garden and the freehold.

The light and spacious accommodation comprises; two double bedrooms, a bathroom, kitchen and a sitting room, with patio doors to the garden and parking to the front.

The apartment is sold with no onward chain, and would make an excellent buy to let investment purchase.



ROOM DESCRIPTIONS

The Apartment:

Half-glazed front door opening into hallway with coats cupboard. Door to airing cupboard with factory-insulated hot water cylinder with back-up immersion heater, thermostat and 24-hr/7day heating programmer.

Doors off to: -

Sitting Room

3.63m x 5.08m (11'11" x 16'8"). French doors (South-facing) onto garden and large window (West facing). Radiator.

Kitchen

2.90m x 3.68m (9'6" x 12'1"). Dual aspect windows to front and side (North & West). Range of kitchen units and peninsular breakfast bar. Wall-mounted gas boiler. Radiator.

Bedroom One

3.66m x 3.61m (12' x 11'10"). Window to rear. Radiator.

Bedroom Two

3.63m x 2.90m (11'11" x 9'6"). Window to rear. Radiator.

Bathroom

Comprising panel bath with chrome taps and shower over, pedestal washbasin and low-mounted flush WC. Heated towel rail.

Outside

The property is approached over a gravelled drive which provides parking for both flats. The side and rear gardens, laid to lawn, can be accessed from the patio doors in to the sitting room or by a wooden side gate.

Tenure

This apartment will have a new 999 year lease created, once a purchaser is secured. There will be no restrictions on holiday letting.

The purchase of this apartment will include the freehold.

Council Tax

East Devon District Council; Tax Band A - Payable 2023/24: £1,520.24 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

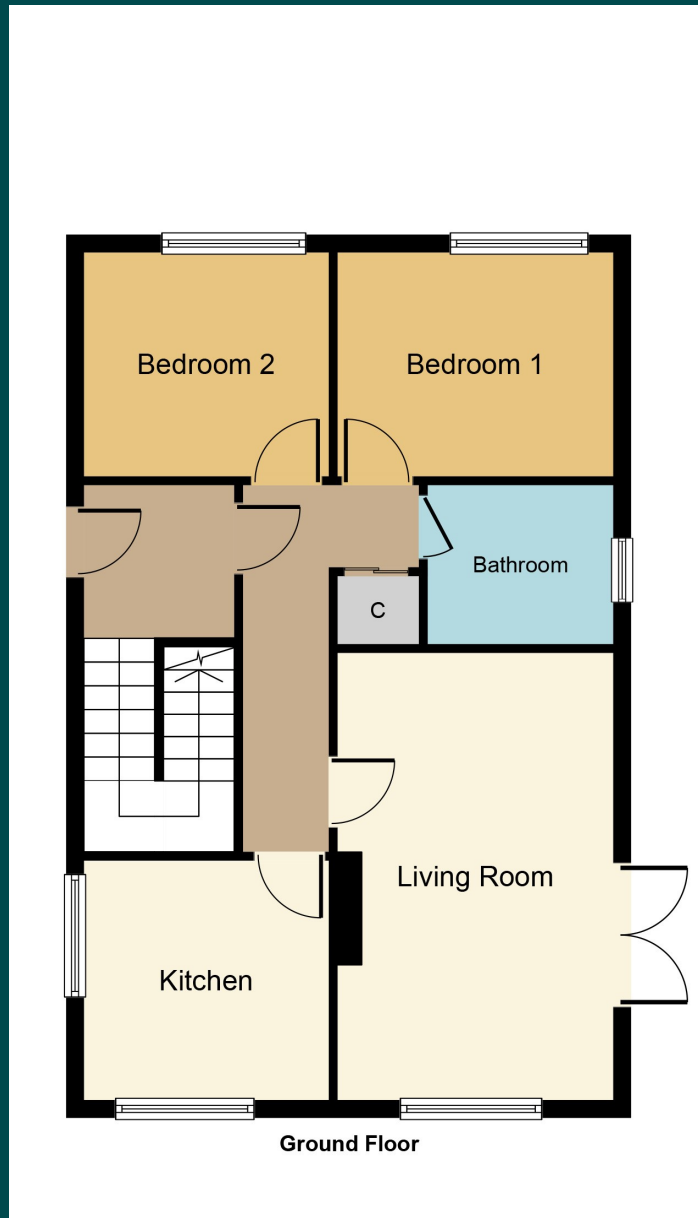
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	57	
(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	

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