



**John
Wood
& Co**

**Coast &
Country since 1977**

Harepath Road, Seaton, Devon

£349,950 Freehold



PROPERTY DESCRIPTION

****NO CHAIN****

A rare opportunity to purchase a detached house comprising, 2-double-bedroomed flats, purpose built in the 1970s, with freehold. Located just 50 metres from Seaton Primary School, Hospital and Medical Practice and within walking distance of the town centre and sea front.

The building is currently divided into two bright and spacious apartments. The ground floor apartment is ready for tenants while the first floor apartment has been cleaned and stripped back in readiness for refurbishment. Additionally, the first floor flat has the potential to extend up into the loft (roof = cut roof construction, with space for a staircase on the landing), subject to the usual consents. Both flats have individual gas central heating, electricity and water supply, with current gas and electricity safety certificates.

The detached property is approached over a gravelled drive which provides parking for both flats. The side and rear gardens, laid to lawn, are currently accessed from the ground floor flat.

This property is sold with no onward chain, and would make an excellent buy to let investment, with the income from both apartments, from either a long term let or holiday letting, or if a prospective purchaser wished, they could complete a larger renovation, creating a superb and large family home, second home or holiday let.



FEATURES

- No Chain
- Detached House
- X2 Two Bedroom Apartments
- Sea Glimpses
- versatile and spacious
- Onsite Parking
- Close to Town Centre and Sea Front
- Investment Opportunity
- Side and Rear Gardens
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

The flats share a common entrance hall with their own front doors.

Ground Floor 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.

Dual-aspect Living 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.

First Floor Apartment:

Staircase from communal entrance hall rising to the first floor, with half-glazed front door to the flat.

The entrance hall comprises; coats cupboard, door to airing cupboard with factory-insulated hot water cylinder with back-up immersion heater, thermostat and 24-hr/7day heating programmer.
Hatch to roof space.

Dual-aspect Living room

3.63m x 5.08m (11'11" x 16'8"). Large windows to South and West. Radiator.
Potential opportunity: the living room could become a kitchen/diner/day room, releasing the existing kitchen for a third double bedroom or home office.

Kitchen

2.90m x 3.68m (9'6" x 12'1"). Dual aspect windows to front and side (North & West) giving sea glimpses. The original kitchen units have been stripped out ready for the a prospective purchaser to install a new range of fittings. Wall-mounted gas boiler. Radiator.

Bedroom One

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

Bedroom Two

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

Bathroom

Old-style, comprising bath, washbasin and WC. Radiator.

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 the title 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.

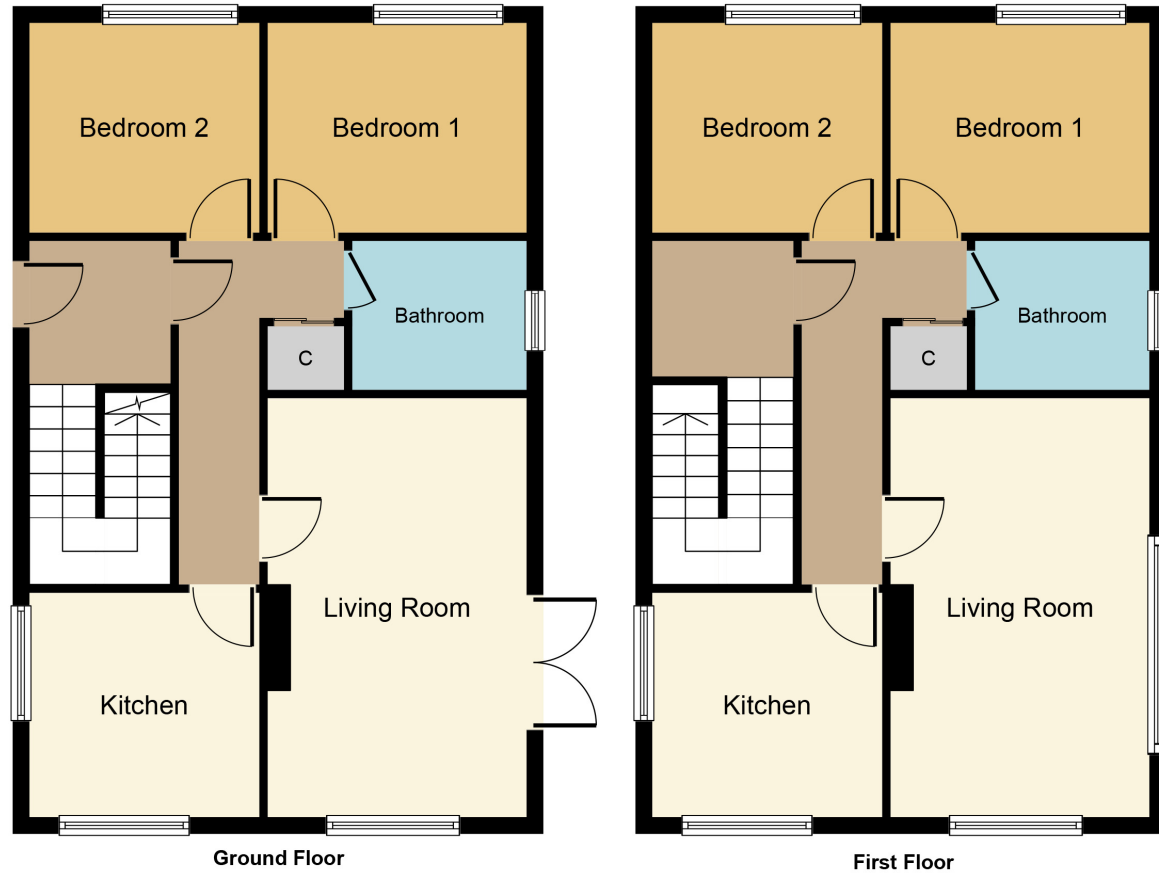
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		57	70
England, Scotland & Wales			
EU Directive 2002/91/EC			