





PROPERTY DESCRIPTION

A two bedroomed ground floor apartment, located in the heart of the town centre, only a few minutes' walk from the sea front, beach, shops and cafe's. The spacious accommodation briefly comprises; living room, kitchen, two good sized double bedrooms, one benefiting from a large walk in wardrobe / dressing area and a bay window, a shower room and a conservatory / sun room. The property also has a good sized enclosed rear garden to the rear, and the freehold.

This apartment is sold with no onward chain, and whilst it is need of some updating and modernisation, would make an ideal home, or buy to let investment.

FEATURES

- No Chain
- Two Bedrooms
- Includes The Freehold
- Ground Floor Apartment
- Close To Town Centre and Shops
- Rear Garden
- In need of Updating and Modernisation
- Close To Sea Front and Beach
- Sun Room/Conservatory
- Gas Fired Central Heating





ROOM DESCRIPTIONS

The Property:

Entrance door, accessed from Fore Street, with a corridor leading to the front door to the apartment.

The apartment comprises; kitchen, leading through to the sitting room, with a door to bedroom one, with a large dressing area/ wardrobe. The bedroom has a bay window, which is single glazed, and offers a lovely seating area.

To the other side of the kitchen, is a recently replaced shower room, bedroom two, and a sun room/ conservatory.

Outside

The rear garden can be accessed via the sun room, or from a path past the apartment front door, past a set of external steps, which provides access to the apartment above.

The rear garden has a good sized area of patio, with mature shrubs and plants, with a shed, and offers a lovely area for outside entertaining and al fresco dining.

Freehold

The apartment is leasehold, although the sale would include the freehold to the building. The seller has advised us that there are currently no service charge or ground rent being collected, however, the lease to the first floor apartment is 999 years.

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.

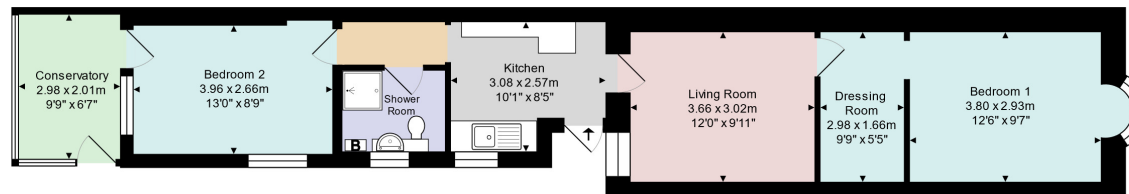
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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 - 1pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251



Total Area: 59.2 m² ... 638 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		
(55-68)	D	58	74
(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	