



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Norcombe Court, Harbour Road, Seaton, Devon**

**£199,950 Leasehold**



## PROPERTY DESCRIPTION

In an excellent town centre location and offered with no onward chain, this two bedroom ground floor apartment is close to all amenities and the seafront with the added benefit of allocated parking. Purpose built with rendered elevations under a slate roof the property benefits from double glazed windows and electric heating.

The well presented accommodation comprises; entrance porch, inner hall, L shaped open plan living room kitchen, two double bedrooms, and a bathroom, the apartment also has the added benefit of a side patio area, and an allocated parking space.

This apartment would make an ideal first home, family home, second home, or buy to let investment.

This apartment is currently tenanted, and can be sold with tenants in situ for an ongoing established investment, or vacant possession.



## FEATURES

- NO CHAIN
- Two Bedrooms
- Allocated Parking Space
- Ground Floor Apartment
- Recently Refurbished
- Bathroom
- Open Plan Living Room/ Dining Room
- Close to Seafront and Town Centre
- Buy To Let Investment Opportunity
- EPC Rating C





## ROOM DESCRIPTIONS

### The Property:

Accessed from the side patio, step upto: -

### Entrance Porch

Front door leading into: -

### Inner Hall

4' 9" x 9' 10" (1.45m x 3.00m) plus cupboard and storage. Wall mounted coat hooks, wall mounted mirror, Dimplex Quantum electric heater. Door to cupboard with insulated water tank.

Doors off to: -

### Living Room

13' 8" x 16' 10" (4.17m x 5.13m). Large picture window to front, Coved ceiling. Dimplex Quantum electric heater.

Leading through to :-

### Kitchen

6' 9" x 10' 9" (2.06m x 3.28m) plus cupboards.

The kitchen had been principally fitted to two sides, with a range of wall and base units with white gloss door and drawer fronts with silver handles. L shaped run laminate work surface, inset single bowl stainless steel sink and drainer, with chrome mixer tap. Inset four ring induction hob, with built under oven and grill, and stainless steel extraction over. Space and plumbing for under counter washing machine, with space and plumbing for full height free standing fridge/ freezer.

Returning to inner hall, doors off to: -

### Bedroom One

10' 7" x 9' 11" (3.23m x 3.02m) plus door recess. Large picture window to rear. Electric storage heater.

### Bedroom Two

9' 11" x 7' 8" (3.02m x 2.34m). Window to rear. Electric storage heater.

### Bathroom

White suite comprising: close- coupled WC, with co-ordinating seat, vanity sink with chrome taps, and white cupboards beneath, splashback tiling, and wall mounted mirror above. Panel bath with chrome taps, Briston electric shower over, and a glazed shower screen. Chrome ladder style towel rail.

### Outside

The property is approached from Harbour Road with a paved path leading round to the front door and side patio area.

To the rear, is a communal parking and turning area, with allocated parking, and attractive planted island garden, and access to the sea front.

### Leasehold/ Tenure

The lease:

We are advised that the lease length is 999 years from 1985.

Leasehold with a share of the Freehold.

Restrictions:

No holiday lets are permitted within the lease.

Charges:

There is an annual service charge (inclusive of ground rent) of approximately £1,450. This is collected half yearly in January and July.

The water charge is shared between the flats in the block, and is approximately £60 per quarter (per apartment).

### Council Tax

East Devon District Council; Tax Band B: Payable 2023/24 £1,773.63 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.

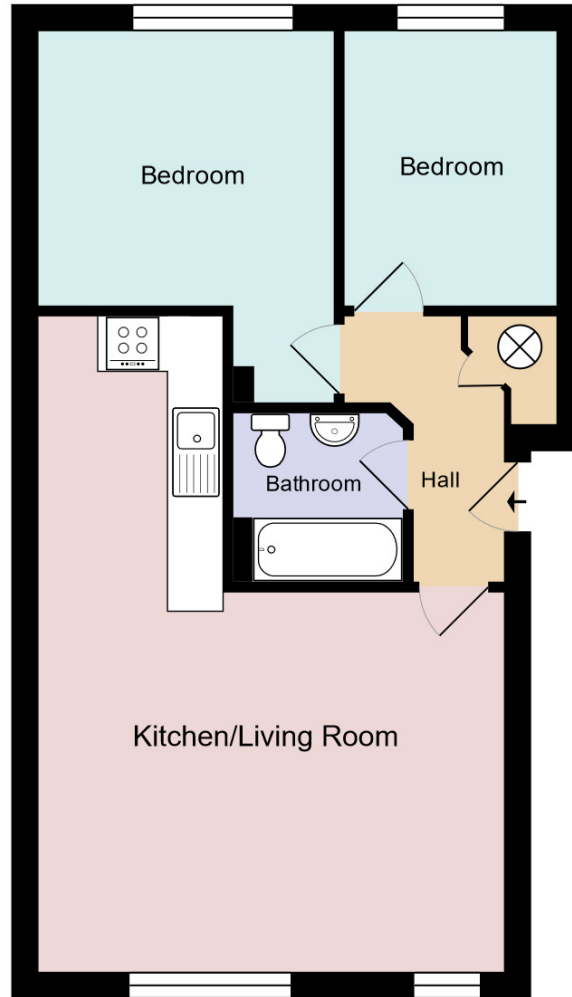
### Opening Hours

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: 55.9 m<sup>2</sup> ... 602 ft<sup>2</sup>

Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	