



**John
Wood
& Co**

**Coast &
Country since 1977**

Langford House, Fore Street, Seaton, Devon

£149,500 Leasehold Share of Freehold



PROPERTY DESCRIPTION

A well presented two bedroomed, second floor apartment, which forms part of the top floor, of an attractive period building, located at the heart of Seaton, with attractive views out towards Haven Cliff, and sea views out of Lyme Bay.

The property is presented to a good standard throughout, and has recently been re-decorated, with the accommodation briefly comprising; sitting room, two bedrooms, fully tiled shower room, and fitted kitchen with appliances. This apartment has electric heating, and is part period single glazed sash windows and part uPVC double glazing.

This apartment comes to the market with no onward chain, and has the advantage of a shared communal garden.

FEATURES

- No Chain
- Two Bedrooms
- Shower Room
- Fitted Kitchen
- Close to Beach and Sea Front
- Close to Town Centre and Shops
- Communal Gardens.
- Pleasing Outward Views
- EPC Rating D
- Part Double Glazed Windows





ROOM DESCRIPTIONS

The Property:

Period front door into communal entrance hallway, stairs to second floor with glazed door into: -

Entrance Hall

Wall mounted electric heater. Entry phone system. Vinyl sheet floor. Doors off to: -

Sitting Room

Period sash window to front, giving lovely views towards Haven Cliff, and sea views over Lyme Bay. Spotlights to ceiling. Wall mounted electric heater.

Kitchen

Double glazed window to rear. the kitchen has been fitted with a range of matching wall and base units, with colour washed door and drawer fronts. U shaped run of laminate work surface, with inset single bowl stainless steel sink and drainer with chrome taps, inset four ring gas hob, range of cupboards and drawers beneath, including space for refrigerator, and a built in Beko washing machine. full height unit, incorporating Creda double oven and grill with further storage above and below. further wall mounted cupboard for additional storage. Full tiling to walls. Electric wall mounted heater, with towel rail over. Vinyl sheet flooring.

Bedroom One

Period sash window to front, giving lovely views towards Haven Cliff, and sea views out over Lyme Bay. Spotlights to ceiling. Wall mounted electric heater. Twin doors to good sized built in wardrobe cupboard, with twin hanging rails and shelved storage.

Bedroom Two

uPVC double glazed window to side. Spotlights to ceiling. Wall mounted electric heater. Coat hooks and storage shelf. Wall mounted cupboard with further shelves beneath.

Shower Room

Double obscure glazed window to rear. Spotlights to ceiling. White suite, comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Corner entry shower cubicle fitted with Mire sport electric shower. Full tiling to walls. Vinyl sheet floor.

Outside

The property is approached directly from the pavement in Fore Street.

To the rear of the property, there is an enclosed communal rear garden. this can be accessed by external steps from the first floor of the apartment building, or via a timber pedestrian gate to the side of the property.

Whilst there is no allocated parking space for this apartment, on street parking can be found close by, and an annual parking permit (at a cost of approximately £120 per annum) can be purchased for the Orchard Car Park located close by.

Tenure and Charges

We are advised that the property is leasehold, with approximately 103 years remaining on the lease. This apartment does have the added benefit of having a share of the freehold.

there is a restriction on the lease, that states that the apartment cannot be used as a holiday let, and that pets are not permitted.

We are advised that there is a service charge of £90 per month, inclusive of property maintenance, building insurance and ground rent.

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.

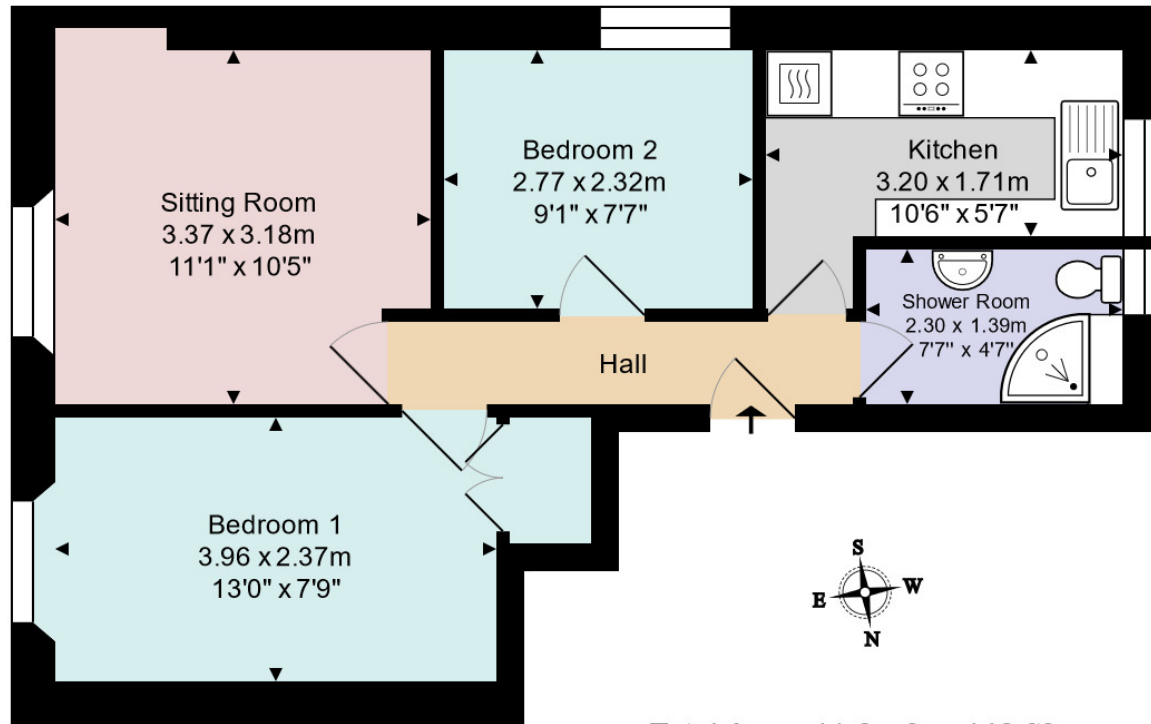
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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: 41.6 m² ... 448 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 | 61 | 71 |
| (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 | | | |