



**Riverdale Close  
Seaton  
Devon  
EX12 2TN**

**Offers In Excess Of £154,000**

**bettermove**

# Riverdale Close

## Seaton

Bettermove are proud to present this 2 bedroom ground floor flat in Seaton available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the allocated space and garage.

The council tax band is B.

This is a leasehold property with 999 years on the lease from 2021, the service charge is £791.89pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular coastal town of Seaton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A3052 and local bus routes.


This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



# FLOOR PLAN COMING SOON

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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