



Fulton House, Manor Court, Seaton.

£220,000 Leasehold

- First Floor Apartment
- Well Presented Throughout
- Enclosed Balcony/ Sun Room
- Close to Beach and Sea Front
- Close to Town Centre, shops and amenities
- Garage
- Large Shower Room
- Two Double Bedrooms
- Leasehold - 964 years approx. remaining
- EPC Rating C

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PROPERTY DESCRIPTION

A well presented first floor apartment in the town centre, close to the beach and amenities. The apartment has the usual attributes of double glazed windows and gas fired central heating, and benefits from a garage and enclosed balcony/ sun room.

The spacious accommodation comprises; entrance vestibule, living / dining room, an enclosed balcony/ sun room, kitchen, large family shower room and two good sized double bedrooms.

This apartment benefits from a long 999 year lease, with approx. 964 years remaining, and would make an ideal main home or 'lock up and leave' second home.



ROOM DESCRIPTIONS

The Property:

Front door, into: -

Entrance Vestibule

Door to: -

inner Hall

Radiator. Coved ceiling. Door to large airing cupboard with slatted shelves.

Doors off to: -

Living/ Dining Room

L shaped - 18' 0" x 18' 0" (5.49m x 5.49m) narrowing to 9' 3" (2.82m).

Large picture window to front. Door to enclosed balcony/ sun room. Coved ceiling. Feature fireplace fitted with electric fire. Door to cupboard, housing wall mounted Worcester gas fired boiler for central heating and hot water. Two radiators.

Enclosed Balcony/ Sun room

7' 2" x 4' 0" (2.18m x 1.22m). Large picture window to front. Accessed by the living room/ dining room or bedroom one.

Kitchen

10' 0" x 6' 9" (3.05m x 2.06m). Window to rear, the kitchen has been principally fitted to three sides with a range of matching wall and base units, with white door and drawer fronts. U shaped run of work surface, with inset one and a half bowl sink and drainer with chrome mixer tap, and cupboard beneath, including space and plumbing for washing machine and space for tumble dryer. On the other side of the kitchen, inset four ring induction hob, with built under oven and grill beneath. Space for free standing fridge freezer to the side.

Bedroom One

14' 0" x 11' 0" (4.27m x 3.35m). Window to front. Door to enclosed balcony/ sun room. Coved ceiling. Radiator.

Bedroom Two

14' 0" x 8' 6" (4.27m x 2.59m). Window to front. Coved ceiling. double doors to build in wardrobe, with hanging rail and shelf. Radiator.

Shower Room

Obscure glazed window to front. White suite comprising; close couple WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Large walk in shower with Triton electric thermostatically controlled shower. Full tiling to walls. Chrome ladder style towel rail. Door to large built in storage cupboard. Wall mounted electric mirror. Vinyl sheet flooring.

Outside

The property is approached via Queen Street, and benefits from a single garage.

The apartment is accessed using the communal front door, with stairs leading to the first floor.

Tenure and Charges

We are advised that the lease was dated from 1988, with approximately 964 years remaining.

£175 Quarterly service Charge.

Please note, there are restrictions on the lease:

The property is not suitable for holiday lets (however, long term letting is permitted)
The lease does state that pets are not allowed.

Council Tax

East Devon District Council; Tax Band A - Payable 2023/24: £1,520.24. 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

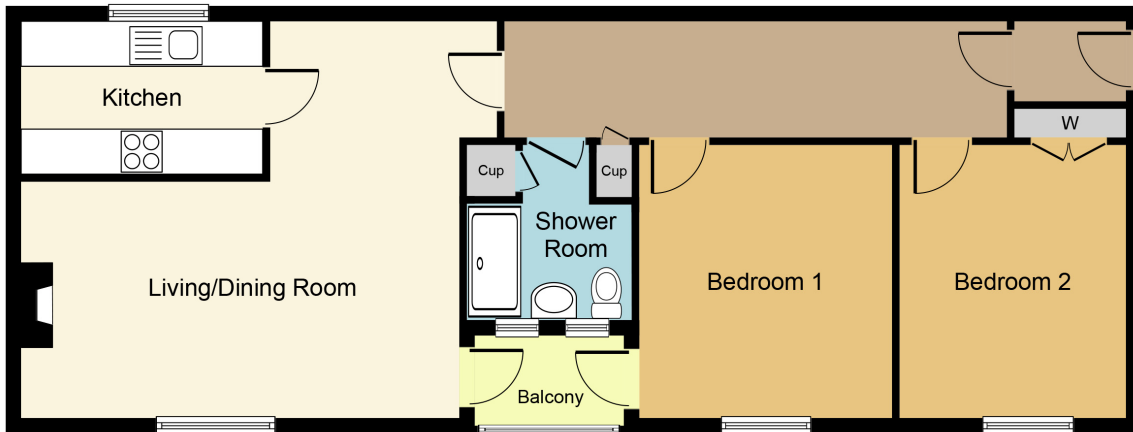
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251

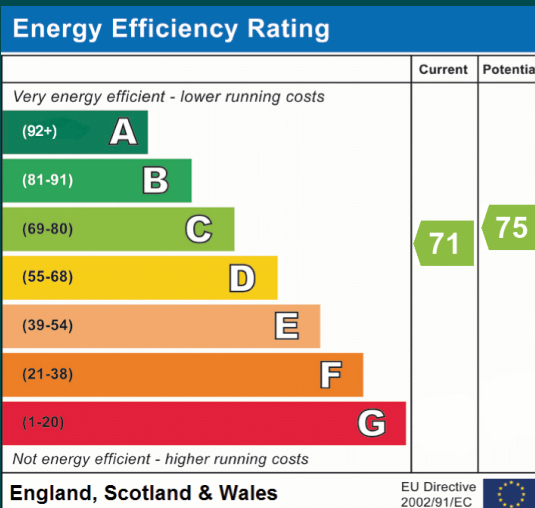


FLOORPLAN & EPC



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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