





PROPERTY DESCRIPTION

A well-presented two bedroomed ground floor apartment, located in an exclusive development of just 15 two and three bedroom apartments located in the centre of Seaton only a short level distance for all town centre amenities, Restaurants, Cafe's, shops, beach and sea front.

Built to a high specification, with colour washed rendered elevations under a slate roof, the property features traditional construction with a good level of sound insulation, and double glazed windows. There are communal gardens to the rear with an allocated parking space plus two shared visitors' spaces within a gated area.

The light spacious apartment briefly comprises; an entrance hall, spacious well-appointed living room/ dining room, with a bay window. Fitted Kitchen with a range of wall and base units, including oven, hob, dishwasher and washing machine. Two double bedrooms with an en-suite shower room to bedroom one, together with a family bathroom.

This apartment comes to the market with no onward chain, and is sold with a tenant in-situ, offering an ideal investment opportunity.

FEATURES

- No Chain
- Well Presented and Spacious
- Currently Tenanted
- Ideal Investment Opportunity
- Two Double Bedrooms
- En-Suite Shower Room
- Light and Bright Accomodation
- Close to Town Centre, Beach and Sea Front
- Allocated Parking Space
- EPC Rating C





ROOM DESCRIPTIONS

Tenure

We have been advised that there is a 150 year lease from 2005, with approximately 130 years remainder.

Charges:

Maintenance: £1,915.00 per annum to include full external maintenance, window cleaning and buildings insurance.
Ground Rent: £200 per annum.

Please note, we have been advised that there is a restriction on the lease that states that holiday letting is not permitted.

The Property:

Communal Hallway

Security entry phone system to communal hallway with stairs and lift. Corridor to:

Entrance Hall

Private front door into a spacious entrance hall. Coved ceiling. Dimplex electric radiator. Door to spacious airing cupboard, with houses the hot water tank for pressurised hot water system with fitted immersion heater and slatted shelves. Door to storage cupboard with consumer control unit.
Door to:-

Living/ Dining Room

Bay window to front. Coved ceiling. Electric wall mounted heater. Feature stainless steel wall mounted heater.
Door to;

Kitchen

L-shaped range of matching wall and base units. L-shaped work surface incorporating one and a half bowl stainless steel sink and drainer. Inset Bosch four-ring ceramic hob with Bosch built-under oven. Range of cupboards and drawers beneath including built-in Zanussi washer/dryer and Bosch dishwasher. Co-ordinating splash back tiling with stainless steel extraction above hob. Matching range of wall cupboards. Full height unit incorporating integrated refrigerator and freezer. Ceramic tiled floor. Electric wall mounted heater.

Returning to entrance hall, doors off to: -

Bedroom One

Bay window to front. Double doors to wardrobe cupboard.
Door to; -

En-Suite Shower Room

White suite comprising large shower cubicle with fitted thermostatic shower and glazed shower screen. Close coupled WC. Pedestal sink with chrome taps. Half tiling to walls with dado. Heated towel rail. Coved ceiling.

Bedroom Two

Electric wall mounted heater. Coved ceiling.

Bathroom

White suite comprising panel bath with chrome mixer taps and handheld shower. Close coupled WC. Pedestal sink with chrome mixer taps. Half tiling to walls. Heated towel rail. Coved ceiling and extractor fan. Ceramic tiled floor.



Outside

The apartment is approached over a brick paved entrance drive through electric gates into the communal parking area which is bordered by attractive planting and a paved seating area. The paved path leads to the front doors and covered porch and security entry system.

Services

Mains water, electricity and drainage.
There is no gas at the property.

Council Tax

East Devon District Council; Tax Band C- Payable 2023/24: £2,123.78 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**

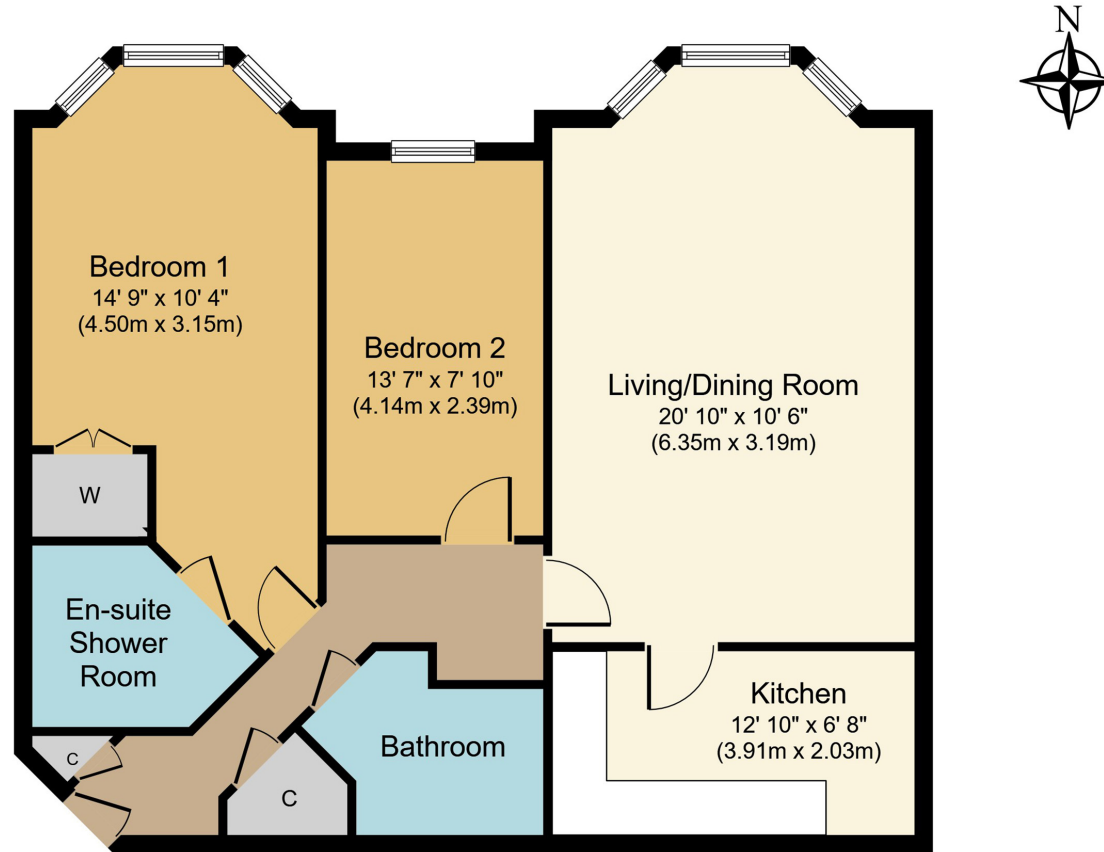
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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



Approximate Floor Area
829 sq. ft.
(77.0 sq. m.)

Approx. Gross Internal Floor Area 829 sq.ft. (77.0 sq.m.)

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.
Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(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	