



**AXE
ALLEY**
HOME CARE

care.co.uk

 **Hughes Café** 

Tel: 01297-24895

Hughes

 **Lyme Bay Low**
PRIVATE CLEANING SERVICES

Tel: 01297 24656
www.lyme-bay-low.co.uk

Totally Polished



PROPERTY DESCRIPTION

A one bedroom second floor apartment, in a convenient position, located in the heart of the Town Centre, close to the Sea front, beach, restaurants and Cafe's.

This apartment comes to the market chain free, and briefly comprises; living room, kitchen, a large double bedroom with built in wardrobes, and a bathroom.

FEATURES

- No Chain
- One Double Bedroom
- Galley Style Kitchen
- Close to Beach and Sea Front
- Close to Town Centre, shops and amenities
- Bathroom
- New Flooring Throughout
- Buy To Let Investment Opportunity
- Leasehold
- Viewing Recommended





ROOM DESCRIPTIONS

Tenure and Charges

We are advised that there are approx. 77 years remaining on the lease.

Charges:

We are advised that the charges are as follows:

Service charge: £1,160.60 per annum

Ground Rent: £30 per annum.

Buildings Insurance: a 23% share, which is £298 per annum.

The Property:

The apartment is spacious and bright, with: -

Living Room

Window to front, electric heater.

Galley Kitchen:

Window to the rear. To one side of the kitchen, there is a run work surface, with modern base units with white high gloss door and drawer fronts, with silver handles. Inset four ring induction hob, with drawers beneath and extraction over. Inset single bowl stainless steel sink and drainer, with chrome mixer tap and cupboards beneath. Under counter space for oven.

On the other side of the kitchen, is a run of work surface, with wall and base units below and above, providing ample storage.

The kitchen has an L shaped run of work surface, with inset single bowl stainless steel sink and drainer, with chrome mixer tap, and cupboards beneath, including space and plumbing for washing machine. Inset four ring hob, with built in oven beneath, and further cupboards to the side. Separate full height unit, for further storage.

There is a good sized double bedroom, with a window to front, an electric heater, doors to two separate built in wardrobe cupboards, door to built in airing cupboard, with factory insulated hot water cylinder and slatted shelves. Hatch to a small roof space.

There is also a bathroom, with a white suite, comprising; a panel bath, a close coupled WC with co-ordinating seat, and a pedestal wash hand basing wit chrome mixer tap. Full tiling to walls. Obscure glaze window to side.

Outside

The property is approached via Fore Street, in the centre of Town, amongst the shops and cafes, with a door to a communal entrance, and stairs leading to the second floor and the apartment door.

Further Detail

The property has the usual attributes of double glazed windows and electric heating.

Whilst there is no allocated parking for this apartment, an annual parking permit (at an approx. cost of £120 per annum) can be purchased for the Orchard Car Park located within a few minutes walk.

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.

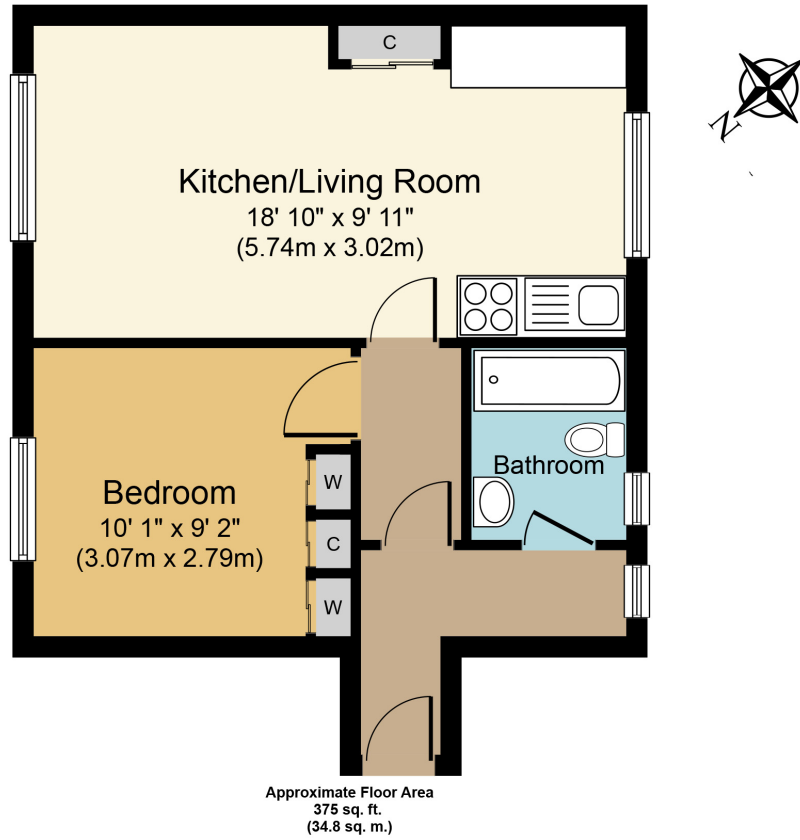
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(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	