



Homebaye House, Harbour Road, Seaton, Devon.

£60,000 Leasehold

- No Onward Chain
- One Bedroom
- Retirement Flat
- Recently Refurbished
- Kitchen
- Living Room
- Spacious Bathroom
- Built in Wardrobes
- Town Centre Location
- House Manager

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PROPERTY DESCRIPTION

A re-decorated and re-carpeted one bedroom second floor retirement apartment, exclusively for the over 60's located adjacent to the sea front in a very convenient position for the beach and town centre amenities.

Homebaye House offers all the usual facilities associated with this style of development including a resident house manager, and alarm pull cords for a 24 hour care line emergency service. The communal facilities also include a resident's lounge, laundry room, two guest suits, two lifts, a small garden area and car park to the rear.

The accommodation includes entrance hall, good size living room with archway to kitchen, bedroom with fitted wardrobes and a spacious bathroom, and is sold with no onward chain.



ROOM DESCRIPTIONS

The Property:

Front door into:-

Entrance Hall

Coved ceiling. Door to airing cupboard.

Door through to:-

Living Room

11' 0" x 11' 0" (3.35m x 3.35m). Dual aspect windows to front and side. Coved ceiling. Electric Fire with mantle surround.

Archway through to:-

Kitchen

5' 0" x 7' 0" (1.52m x 2.13m) Plus Cupboards. Window to side. The kitchen has been principally fitted to two sides with a range of matching wall and base units with beech effect laminate door and draw fronts with stainless steel handles. Short run of laminate work surface with inset single bowl stainless steel sink and drainer with chrome taps, with a range of cupboards and drawers beneath. Splashback tiling with range of wall cupboards over. Space alongside for fridge freezer. space for cooker. Vinyl floor.

Returning to entrance hall, doors off to:-

Double Bedroom

8' 0" x 14' 0" (2.44m x 4.27m) Plus Wardrobe. Window to front. Coved ceiling. Double bi-fold doors to built-in wardrobe cupboard with hanging rail and shelves.

Bathroom

White suite comprising; panel bath with chrome mixer taps, shower attachment over with bi-folding screen, close couple WC with timber seat, pedestal wash hand basin with chrome taps. Wall mounted mirrored storage cupboard. Coved ceiling. Vinyl floor.

Tenure and Charges:

Leasehold.
99 year lease from 1st September 1983.

Approximate Charges:

Ground rent - £415.08 Per annum
Service charge - £3,699.48 per annum which includes; buildings insurance, laundry facilities, window cleaning, water and the upkeep of the communal areas gardens and grounds.

Council Tax

East Devon District Council Tax. Tax Band A; Payable 2022/23 £1,448.60 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.

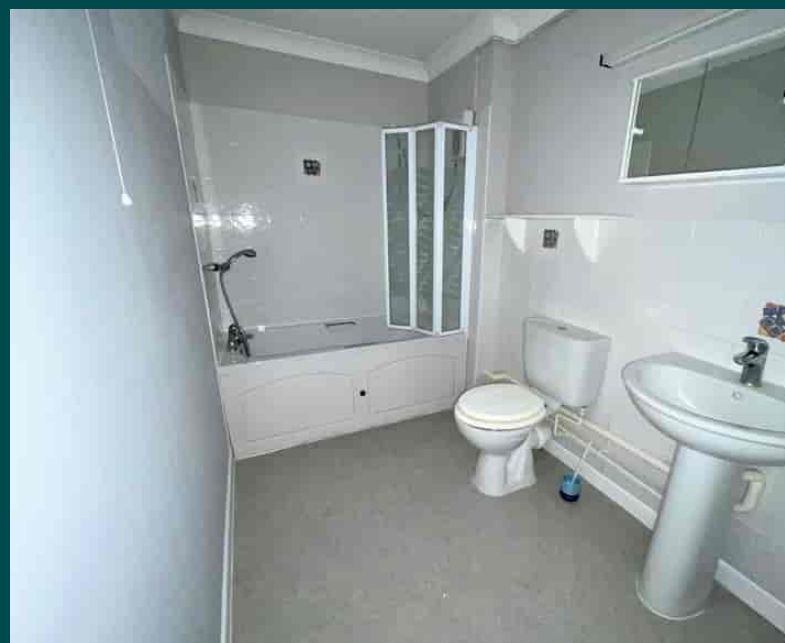
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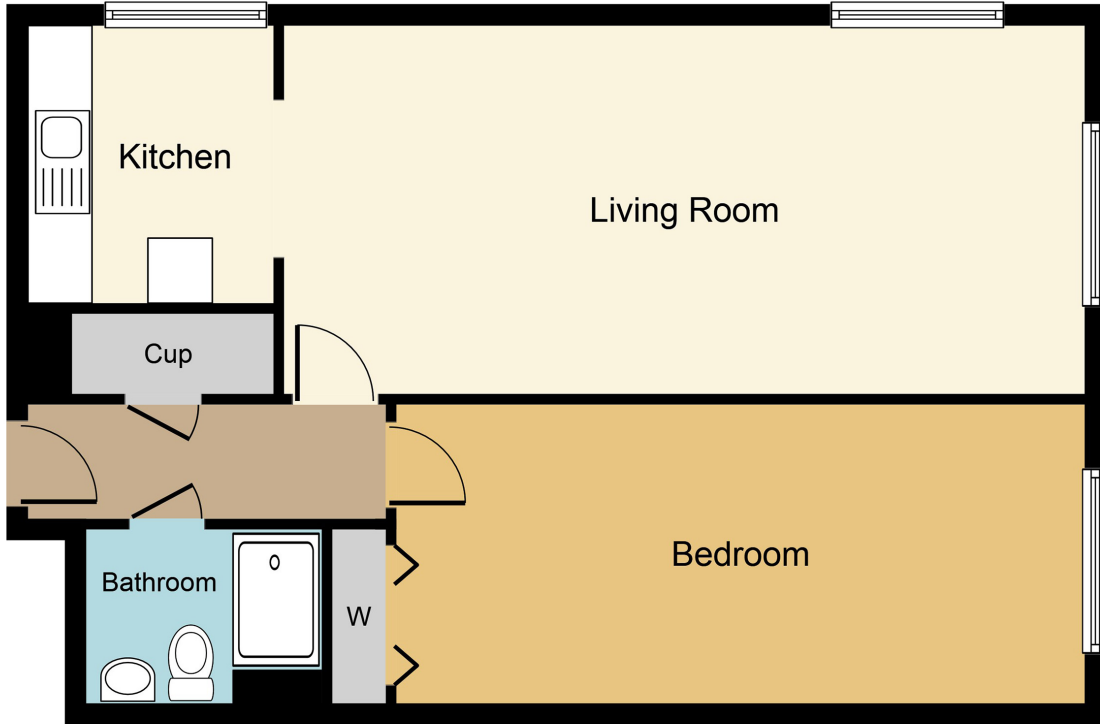
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Opening Hours

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

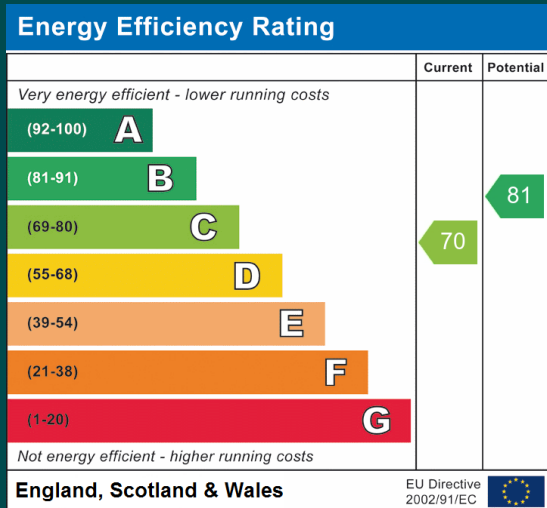
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