



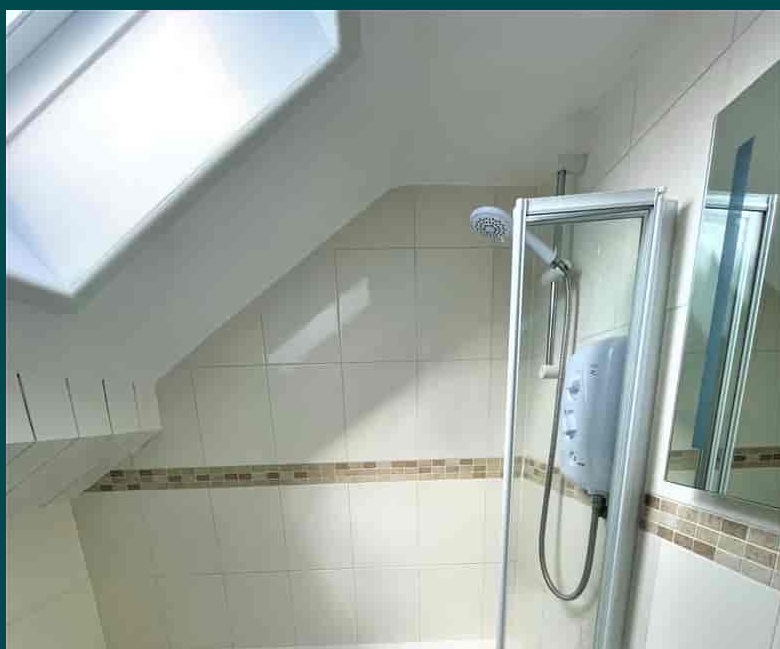
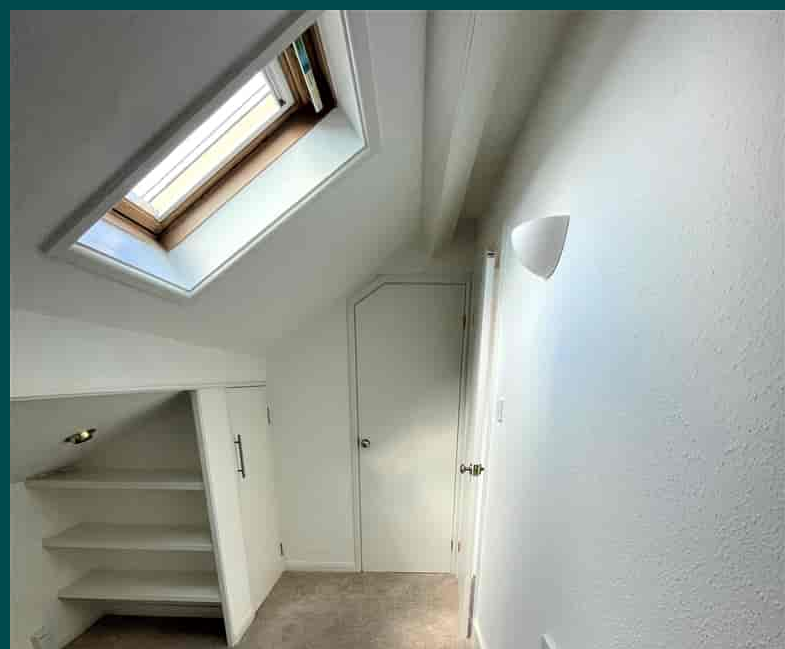
## **Monpelier House, Queen Street, Seaton.**

**£69,995 Leasehold**

- One Bedroom
- Town Centre Location
- Close to amenities and shops
- Open Plan Living Dining Kitchen
- Leasehold
- EPC Rating D
- Viewing Highly Recommended

**Coast &  
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### PROPERTY DESCRIPTION

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\* NO CHAIN\* This one bedroom apartment is well presented and in a convenient position for the town centre amenities and sea front. The property has the usual attributes of double glazed windows and electric heating, and benefits from sea glimpses.

This third floor apartment is offered with No onward chain and comprises; entrance hall, open plan living room/ kitchen, one bedroom and a bathroom. The apartment is ideal for a first time buyer, a main home, or for a buy to let investment.

As with many town centre properties, Montpellier House does not have off-road parking, however you are able to buy an annual town parking permit and there is a car park close by, behind the building.



## ROOM DESCRIPTIONS

### The Property:

External stairs lead to a communal hallway. Through to the front door, into: -

### Entrance Hall

Stairs rise to the third floor, there is an under stairs storage cupboard and window to front.

Door to: -

### Kitchen/ Living Room

Max Overall: 16' 0" x 13' 10" (4.88m x 4.22m) Restricted head height.

Kitchen:

Velux window. Matching range of base units with cream fronted door fronts with silver handles. Run of wood effect laminate work surface. Inset stainless steel circular sink with chrome mixer tap, inset four ring induction hob, with build under oven, space and plumbing for washing machine and built under fridge. Extraction above hob, with further cupboard above and to the side.

Living Room:

Window to side providing sea and town centre glimpses. wall mounted electric heater. Built in drawers.

Door through to: -

### Bedroom

7' 9" x 10' 11" (2.36m x 3.33m) plus bathroom and cupboards.

Velux window. Built in shelves and storage cupboard with hot water tank.

### Bathroom

Velux window. White suite comprising close couple WC with co-ordinating seat, pedestal wash hand basin with wall mounted mirror over. Panel bath with chrome taps, with electric shower over and bi-fold shower screen. Ladder style towel rail. Extraction.

### Outside

The Property is approached via external stairs, leading to a communal hall way.

### Tenure and Charges

The property is Leasehold.

Term: 99 years from June 2001 (79 years remaining)

Charges:

Service charge: £1,098.87 per annum.

Ground Rent: £30 per annum.

### Council Tax

East Devon District Council, 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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### 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 the title 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.

### Opening Hours

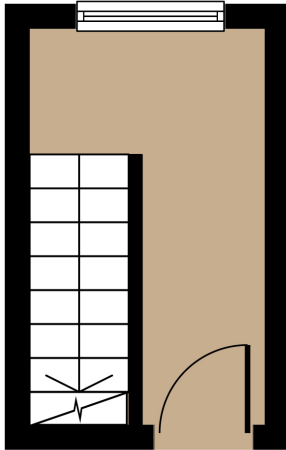
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

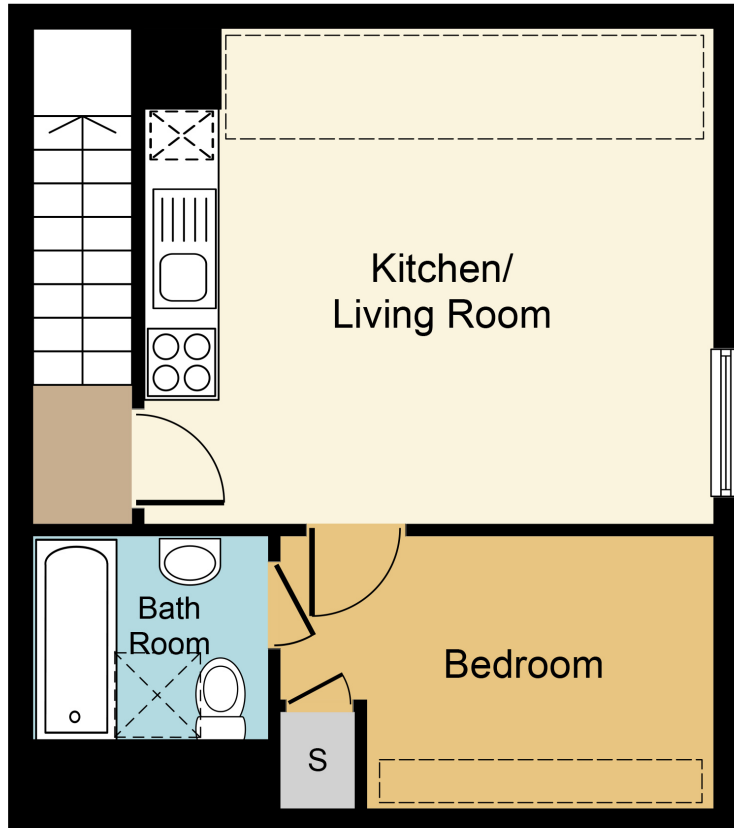
Client Money Protection provided by Propertymark: C0124251



# FLOORPLAN & EPC



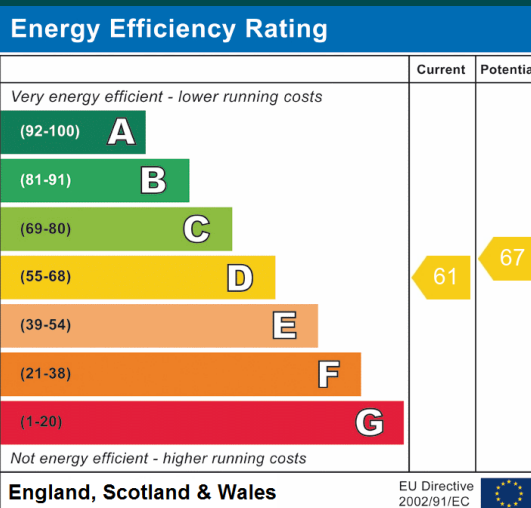
Second Floor



Third Floor

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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