





PROPERTY DESCRIPTION

No Chain A well presented ground floor two bedroomed apartment, in a quiet cul-de-sac in the town centre, close to the beach, shops and amenities. The apartment has the usual attributes of double glazed windows and gas fired central heating, has recently been re-painted and the carpets have been replaced. The apartment benefits from an en-suite shower room, a large kitchen/ dining room, two good sized double bedrooms, and a private front door.

The spacious and flexible accommodation comprises; entrance hall, sitting room, kitchen/ dining room, two double bedrooms, with the principal bedroom having an en-suite shower room, a second bathroom, currently not fitted, and a separate WC.

This good sized apartment comes to the market chain free, and would make an ideal first home, retirement purchase or a buy to let investment.

FEATURES

- No Chain
- Two Bedrooms
- Master En-Suite Shower Room
- Ground Floor Apartment
- Fitted Kitchen
- Close to Town Centre
- Close to Sea Front and Beach
- Leasehold
- Spacious and Flexible Accommodation
- Buy To Let Investment Opportunity





ROOM DESCRIPTIONS

Tenure/ Charges

We have been advised that 8 Manor Court Seaton is a leasehold property. The lease is a 99 year lease from 29 September 1996. We calculate that it has 70 years and 4 months left to run. The freeholder is Milkbere Property Ltd.

Charges:

Ground rent approximately £30 per annum.

Insurance approximately £600 per annum.

Service Charge approximately £920 per annum.

The Property:

Half obscure glazed door with matching side panel, into: -

Entrance Hall

Coved Ceiling. Radiator.

Door to: -

Sitting Room

Large picture window to front. Coved ceiling. Radiator.

Door to: -

Bedroom One

Window to rear. Coved ceiling. Radiator.

Door to: -

En-suite Shower Room

Coved ceiling. Radiator. The shower room has been fitted with a white suite comprising; Close coupled WC with co-ordinating seat, wall mounted wash hand basin, with chrome mixer tap, with a wall mounted mirror and splashback tiling above. Walk in shower cubicle, with a glazed bi-folding screen, fitted with a Mira Sport electric thermostatically controlled shower.

Returning to entrance hall, doors off to: -

Kitchen

Window to rear. Coved ceiling. Radiator. The kitchen has been fitted to three sides, with a range of matching wall and base units. U shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap with cupboards below. Inset 'Indesit' four ring electric hob, with fitted cupboards above and below. Full height unit incorporating double oven and grill, with cupboards/ storage above and beneath.

Door to: -

Bathroom

Two windows to rear. Coved ceiling. Radiator. The bathroom is currently not fitted.

Door to: -

WC

Obscure glazed window to side. Fitted with a low level WC with cistern, and co-ordinating seat, wall mounted wash hand basin with chrome mixer taps. Wall mounted Vaillant gas fired boiler for central heating and hot water.

Bedroom Two

Window to front. Coved ceiling. Radiator. Double sliding doors to built in wardrobe/ storage cupboards. Door to built in shelved cupboard.

Outside

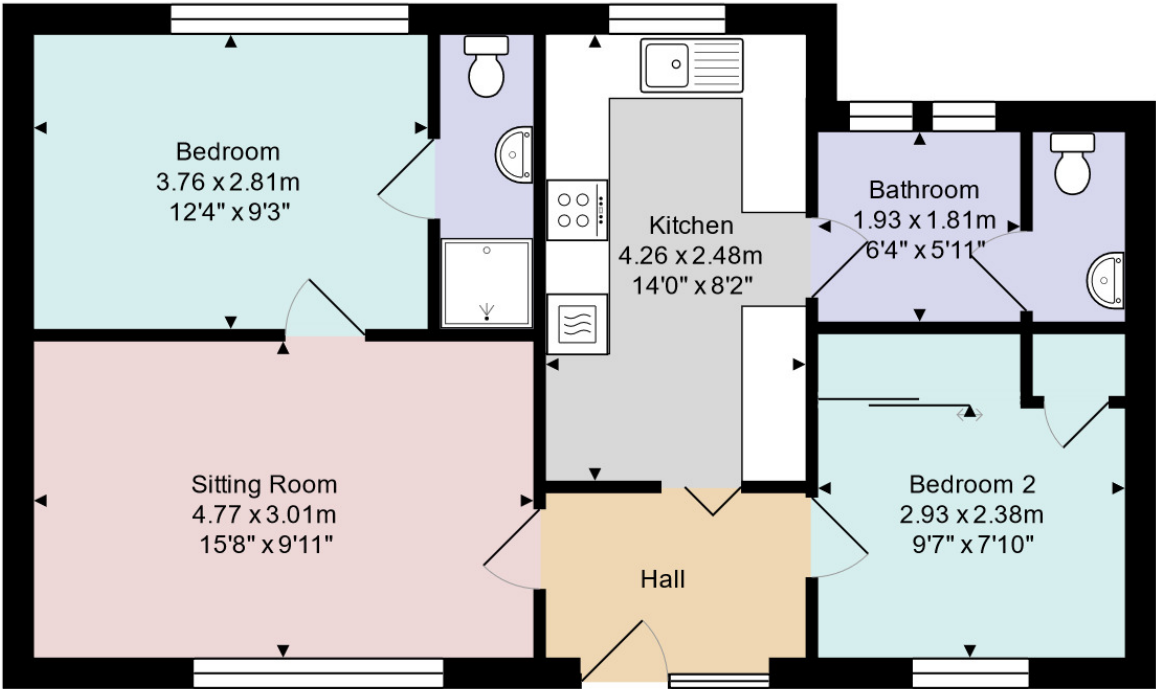
Communal bin storage area to the rear. Street parking is available to the front of the property, however, please note, there is no allocated parking with this apartment.

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

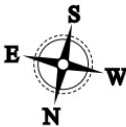
The property is located within a few minutes walk of the town centre, shops, restaurants and public houses, only a very short walking distance to the sea front and beach, and in close proximity to bus stops for public transport.

Council Tax

East Devon District Council; Tax Band B - Payable 2024/25:



Total Area: 59.3 m² ... 639 ft²
Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	