



**Abbey House, 64-66 Queen Street, Seaton,  
Devon**

**£110,000 Leasehold Share of Freehold**



## PROPERTY DESCRIPTION

A one bedroomed first floor apartment, in a convenient position, located in the heart of the town centre. Close to the sea front, beach, restaurants and cafe's and comes to the market chain free.

This apartment has the usual attributes of double glazed windows and gas fired central heating, and briefly comprises; entrance hall, living room/ dining room, kitchen, a large double bedroom and a bathroom.

The spacious apartment is currently tenanted, and could be sold with tenant in situ for an ongoing investment, or vacant on possession if required.



## FEATURES

- No Onward Chain
- One Double Bedroom
- Ideal investment or 'lock-up & leave' bolthole
- Living Room/ Dining Room
- Kitchen
- Close to Beach and Sea Front
- First Floor Apartment
- Close to Town Centre and Shops
- Viewing Highly Recommended
- EPC Rating C







## ROOM DESCRIPTIONS

### Tenure and Charges

We are advised that the property has approximately 78 years remaining, and also benefits from a one fifth share of the freehold.

### Charges:

We understand there is an annual service charge of approximately £525 per annum.

### Restrictions:

We are advised that the lease does state that pets are not allowed.

### The Apartment Comprises;

Entrance Hall, with doors off to the living/ dining room, the bathroom and the double bedroom.

The living/ dining room;

Bay window to front. Radiator. Archway through to Kitchen.

Kitchen;

Window to front. The kitchen has been principally fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap with under counter space for fridge. Further short run of work surface, with under counter space for freezer, with space for inset cooker to the side, and all mounted Worcester gas fired boiler above, for central heating and hot water.

Bedroom;

Window to rear. Radiator.

Bathroom;

White suite, comprising pedestal wash hand basin with chrome taps, WC with wooden seat, and a panel bath with chrome taps, a shower attachment over and a shower curtain.

### The Property:

The property was converted into apartments in 2003, and Flat 4 is a first floor apartment, with a good sized double bedroom, a bathroom, a living room / dining room and a kitchen.

Although the property is presented in good order throughout, the apartment would benefit from a little internal re-decoration and modernisation.

### Council Tax

East Devon District Council; Tax Band A - Payable 2024/25: £1,592.84per annum.

### Please Note

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 located a few minutes away.

### 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.

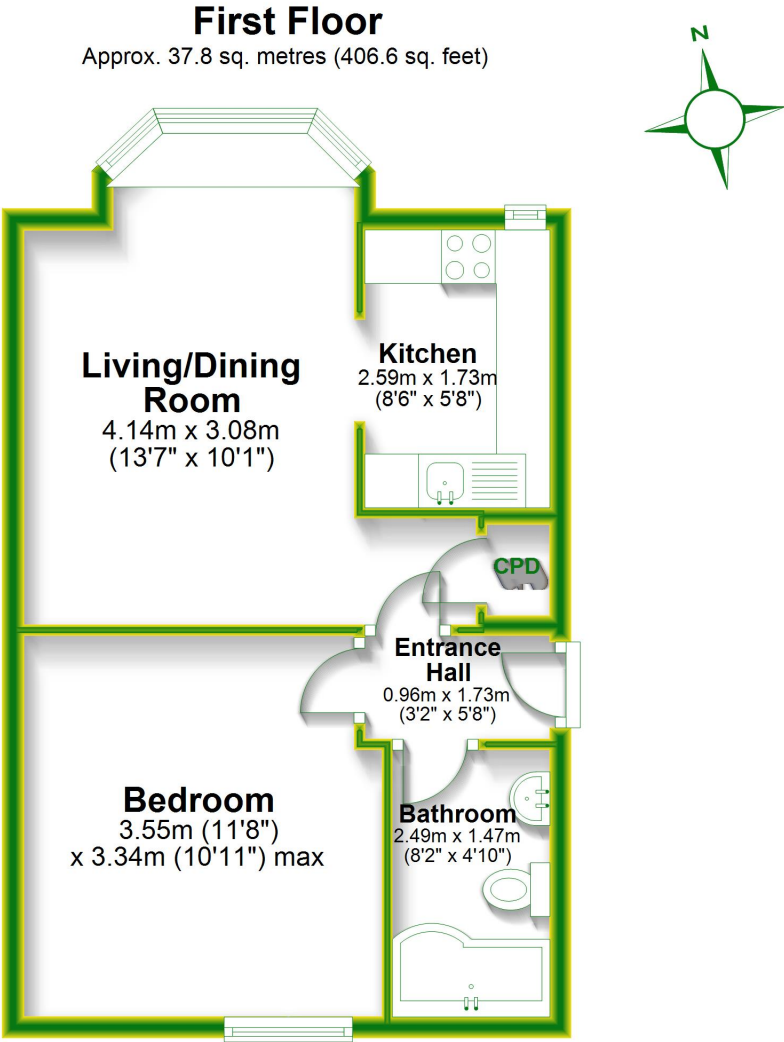
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Total area: approx. 37.8 sq. metres (406.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epc solutions.co.uk  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	81
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	74	81
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)	74	81
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		