



**John
Wood
& Co**

**Coast &
Country since 1977**

Great Tattenhams, Seaton Down Hill, Seaton

£225,000 Share of Freehold



PROPERTY DESCRIPTION

An appealing and well presented ground floor apartment, with two double bedrooms, an open plan living/ kitchen, separate utility room and a shower room, with a private terrace, beautifully landscaped shared gardens, superb views, and two allocated parking spaces.

The spacious accommodation comprises; open plan living room dining room with a fitted kitchen, two good sized bedrooms, a separate utility room and a shower room.

This apartment comes to the market with no onward chain, and would make an ideal first purchase, 'lock up and leave' holiday home, family home or buy to let investment opportunity.

FEATURES

- No Chain
- Ground Floor Apartment
- Spacious and Bright
- Two Allocated Parking Spaces
- Beautifully Presented
- Two Double Bedrooms
- Open Plan Living Dining Kitchen
- Fitted Kitchen
- Utility Room
- Superb Far Reaching Views





ROOM DESCRIPTIONS

The Property:

Hardwood front door into: -

Open Plan Living Room / Kitchen

Window to side. Two sets of double doors providing access to a private terrace and giving superb countryside views. Two Radiators. Parquet flooring.

The kitchen has been fitted to three sides, with a range of matching units, with white wooden door and drawer fronts. A U shaped run of work surface with inset single bowl sink with mixer tap, inset four ring gas hob, with built in oven beneath and extraction over, with two wall mounted display cupboards either side. Built under fridge. The side of the kitchen benefits from a breakfast bar.

Door to: -

Inner Hall

Radiator. Parquet flooring. Doors off to: -

Bedroom One

Window to front overlooking the gardens. Radiator.

Bedroom Two

Window to side. Radiator.

Shower Room

Obscure glazed window to side. The shower room has been attractively fitted, with a large corner shower cubicle, with sliding curved door, low level flush WC with wooden seat. Vanity style wash hand basin with cupboard beneath, and splashback tiling above. Radiator with towel rail. attractive vinyl flooring.

Part glazed door to: -

Utility Room

Window to side. Short run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine and space for tumble dryer. Space for free standing fridge freezer. Radiator. Wall mounted Baxi boiler for gas fired central heating and hot water.

Outside

The property benefits from two allocated parking spaces, with a wooden pedestrian gate leading to the communal gardens and to the front door of the property.

The apartment can be accessed by the communal entrance hall, or via two sets of French doors on the terrace.

Tenure and Charges

We are advised that the lease has approximately 964 years remaining, with a share of the freehold.

We are advised that there is a service charge of £133.82 per calendar month.

Restrictions:

The lease states that holiday letting is not permitted.

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.

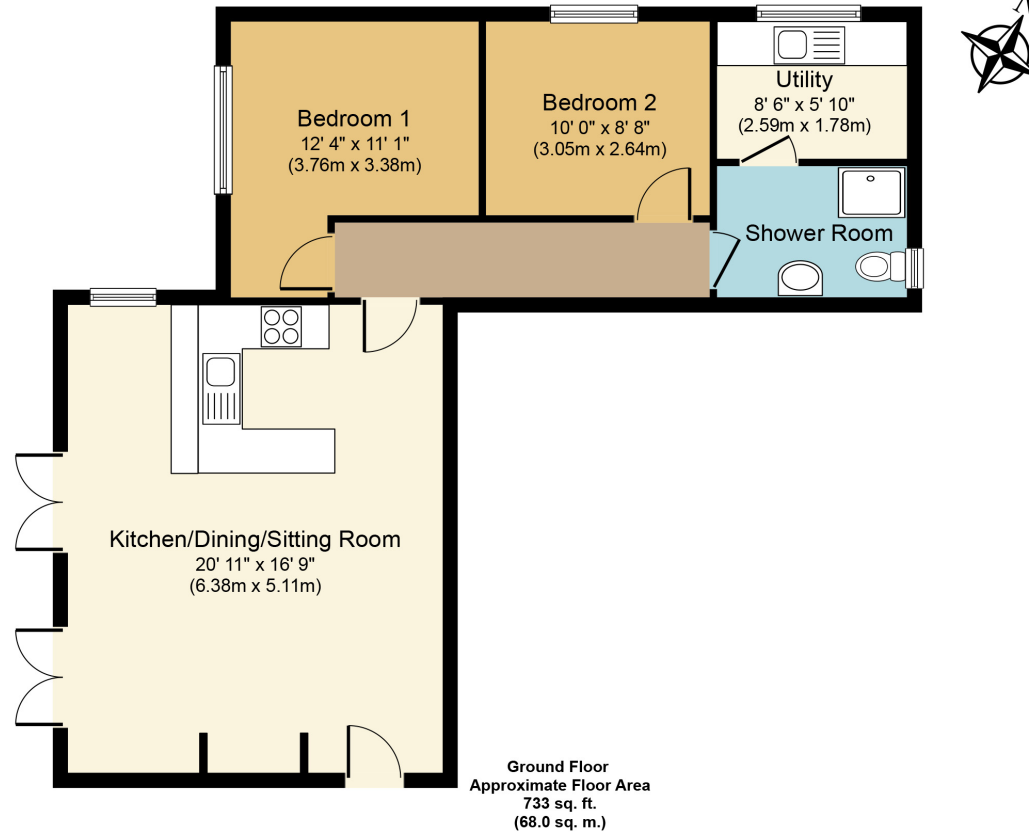
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			