





PROPERTY DESCRIPTION

A well presented, light and bright maisonette, in a fantastic position, close to the town centre and sea front, beach, shops, restaurants and amenities, with pleasing views of the Orchard.

The spacious accommodation comprises; entrance hall with stairs to first floor accommodation, sitting room, kitchen, two good sized double bedrooms, one benefiting from built in wardrobes, a single bedroom or study, and a family bathroom. The apartment has the usual attributes of double glazed windows and gas fired central heating, with a new boiler recently installed.

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
- 2/3 Bedrooms
- Pleasing Orchard Views
- Recently Replaced Boiler
- Close to Beach and Sea Front
- Close to Town Centre, shops and amenities
- Living Room
- Family Bathroom
- Viewing Recommended
- EPC Rating C





ROOM DESCRIPTIONS

Tenure and Charges

Leasehold:

We are advised that the lease was originally 125 years from November 2009, meaning that there is approximately 108 years remaining on the lease.

Charges:

We are advised that the only charge associated with this property, is a £6 per annum ground rent charge.

Restrictions:

We are advised that the lease does state that holiday letting is not permitted.

The Property:

Half obscure glazed front door into: -

Entrance Porch

Dual aspect; Windows to front and side. Radiator. Door to cloak cupboard. Stairs providing access to the main accommodation on the first floor

First Floor

Radiator. Window to side.

Doors off to: -

Bedroom three / Study

Window to front over looking the orchard, window to side. Radiator.

Living room

Large picture window front providing pleasing orchard views. Radiator.

Door to: -

Rear Hall

Door to storage cupboard. Door to airing cupboard. Hatch to roof space, which is partially boarded, insulated and has a light.

Doors off to: -

Kitchen

Obscure glazed window to rear. The kitchen has been principally fitted to Three sides with a matching range of wall and base units. U-shaped run of roll top work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards below including space and plumbing for washing machine or dishwasher. Inset space for cooker with cupboards above including extraction over hob. Space for under counter fridge. Space for under counter freezer. Part tiling to walls.

Bedroom One

Large picture window to rear. Radiator. Double sliding doors to built in wardrobes with cupboards over. Door to built in storage cupboard.

Bedroom Two

Window to front, providing pleasing views of the orchard. Radiator

Bathroom

Obscure glazed window to rear. White suite comprising close coupled WC with co-ordinating seat, panel bath with Chrome taps and a Triton electric shower with shower curtain. Vanity style wash hand basin with Chrome mixer tap and cupboards beneath. Ladder style towel rail. Half tiling to walls.



Outside

The property is approached over a pedestrian foot path from Queen Street, past the attractive 'orchard'. There are two steps up to the private front door to the apartment.

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

Council Tax

East Devon District Council; Tax Band B - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,943.92

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

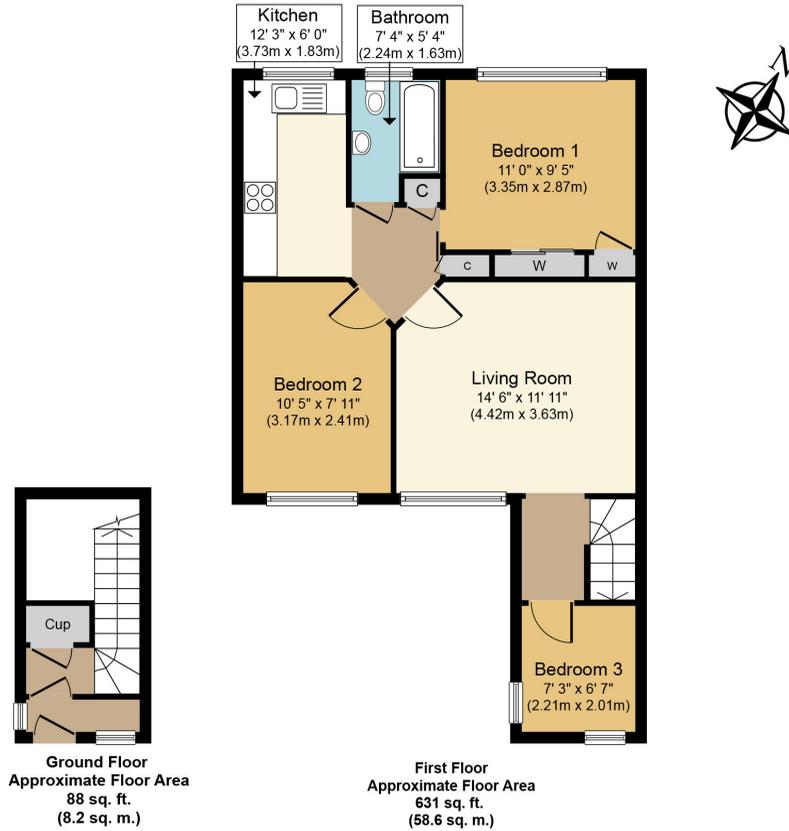
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Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any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



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	