



**John
Wood
& Co**

**Coast &
Country since 1977**

Homebays House Harbour Road, Seaton, Devon

Offers in Excess of: £60,000 Leasehold



PROPERTY DESCRIPTION

This spacious one bedroom second floor apartment for the over 60's is available with no onward chain and has the added benefit of a balcony with sea view. The apartment has the benefit of double glazed windows and electric heating, but would now benefit from some further updating. The accommodation comprises; entrance hall with airing cupboard, living dining room, kitchen, balcony with sea view, double bedroom with built-in wardrobe cupboard and shower room. Homebays House is located on the sea front and offers residents a blend of independent living with the advantage of a House Manager, communal lounge and kitchen area, two lifts, laundry room, two guest suites and unallocated residents parking. Viewing is recommended.



FEATURES

- No Onward Chain
- Double Bedroom
- Large Living Dining Room
- Balcony with Sea View
- Fitted Kitchen
- Shower Room
- Residents Parking
- Town Centre Location
- EPC Rating B
- Viewing Recommended





ROOM DESCRIPTIONS

The Property

Timber front door into:-

Entrance Hall

Smoke detector. Coat hooks. Door to airing cupboard. Coved ceiling. Door to:-

Living Dining Room

21' 10" x 10' 7" (6.65m x 3.23m).

Window to side. Coved ceiling. uPVC glazed door to balcony 8' 9" x 4' 1" (2.67m x 1.24m) with sea view. Archway through to:-

Kitchen

7' 4" x 5' 5" (2.24m x 1.65m).

The kitchen has been principally fitted to three sides with a range of matching wall and base units with beech effect laminate door and draw fronts with stainless steel handles. U-shaped run of laminate work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap. Inset Electrolux four ring electric hob. Range of cupboards and drawers beneath including built-in Electrolux single oven and grill. Splashback tiling with range of wall cupboards over including Electrolux extraction over hob. Space alongside for fridge freezer. Vinyl sheet floor.

Returning to entrance hall, further doors off to:-

Bedroom

14' 9" x 8' 7" (4.50m x 2.62m) plus wardrobe cupboard.

Window to side. Double bi-fold doors to built-in wardrobe cupboard with hanging rail and shelves. Wall mounted electric heater. Coved ceiling.

Shower Room

6' 9" x 5' 5" (2.06m x 1.65m).

Mixed suite comprising: corner shower cubicle fitted with shower panels, bi-fold glazed door, Bristan electric shower and grab rail. WC with timber seat. Vanity wash hand basin with chrome taps and storage beneath. Half tiling to walls. Wall mounted storage cupboard. Wall mounted mirror. Wall mounted Glenn electric fan heater. Coved ceiling.

Location

The apartment is situated on the second floor and is accessed from the lift or stairs. Homebaye House was constructed in the mid 80's as a purpose built development for the over 60's, located on the seafront and close to the town centre amenities and shops.

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.



Tenure

Leasehold - There is a 99 year lease from September 1983

Ground rent - £415.08 Per annum

Service Charge

We are advised the service charge is £3,699.48 per annum which includes; buildings insurance, laundry facilities, window cleaning, water and the upkeep of the communal areas gardens and grounds.

Council Tax

East Devon District Council - Band A, Payable 2021/22: £1,400.07 per annum.

Energy Performance Certificate

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.

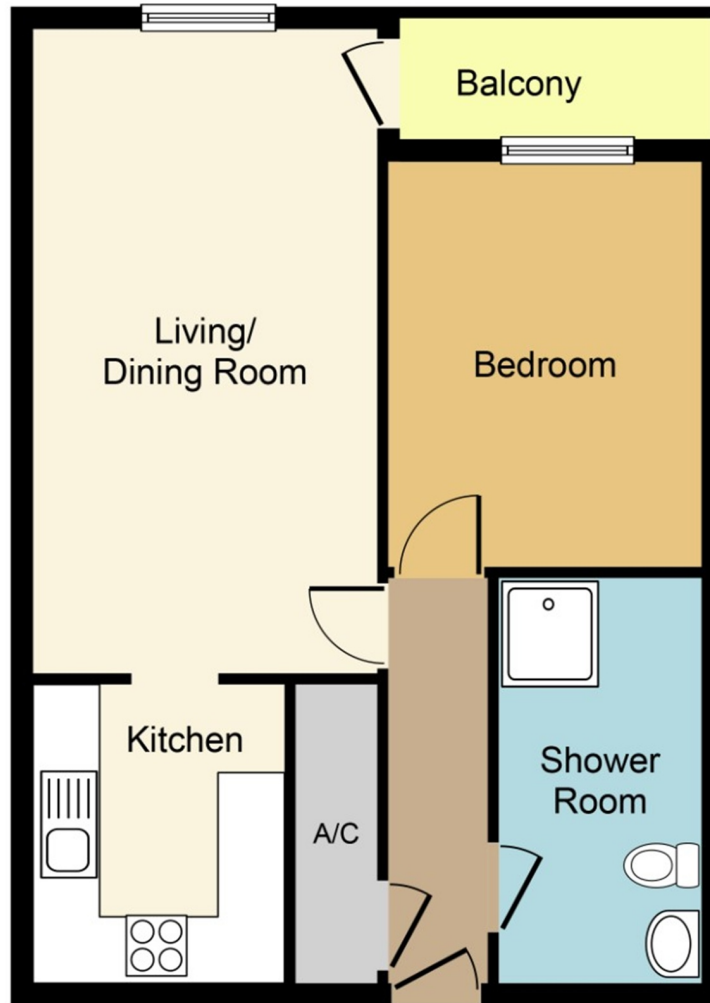
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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



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. 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>			
(92-100)	A		
(81-91)	B	81	85
(69-80)	C		
(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			