



Coast &
Country since 1977

Queen Street, Seaton, Devon
£190,000 Leasehold



PROPERTY DESCRIPTION

No Chain An extremely light and spacious first floor apartment in the town centre, close to the beach and amenities. The apartment benefits from a large living/ dining room, two excellent sized bedrooms, a shower room, and superb period features including high ceilings.

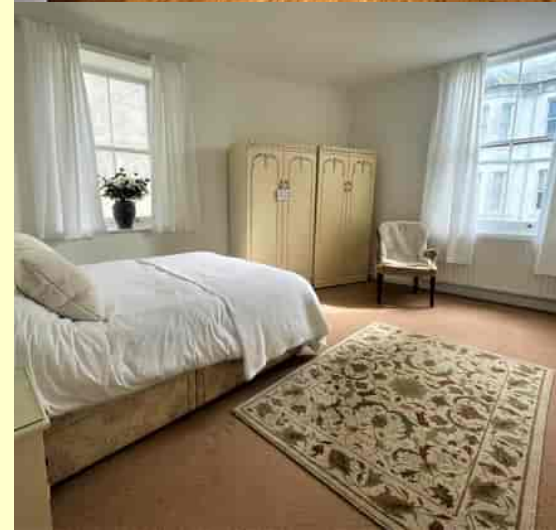
The well presented and flexible accommodation comprises; entrance lobby, living/ dining room, fitted kitchen, two good sized double bedrooms, and a large family shower room.

The property comes to the market chain free, and has the added benefit of parking and an extended lease.



FEATURES

- NO Onward Chain
- First Floor Apartment
- Two Double Bedrooms
- Shower Room
- Light and Spacious
- Living/ Dining Room
- Parking Available
- Extended Lease
- Town Centre Location
- EPC Rating D





ROOM DESCRIPTIONS

The Property

Front door into: -

Entrance Lobby

Coved ceiling. Coat hooks. Door through to: -

Inner Hall

Coved ceiling. Radiator.
Double doors to airing cupboard with slatted shelves and factory insulated hot water cylinder.
Hatch to boarded roof space.

Door and step down to -

Living / Dining Room

Two large windows to front, making the space really light and bright. Spectacular high ceilings. Two radiators.

Archway through to: -

Kitchen

Two skylights to ceiling. The kitchen has been principally fitted to three sides with a range of matching wall and base units. U-shaped run of work service, with inset single bowl stainless steel sink and drainer with Chrome taps, and cupboards beneath and over. Space and plumbing for undercounter washing machine. Space for full height free standing fridge freezer. Space for cooker. Splashback tiling to walls. Radiator

Returning to inner hall, doors off to: -

Bedroom One

Dual aspect windows to front and side. Coved ceiling. Radiator

Bedroom Two

Window to side. Coved ceiling. Radiator.
Double doors to built in wardrobe cupboard with a shelf and hanging rail.
Door to storage cupboard with wall mounted gas fired Baxi boiler for central heating and hot water.

Shower Room

The large and spacious shower room is fitted with a pastel suite comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps, splashback tiling, mirror and a shaver light above. Large walk in shower with sliding glazed door fitted with a Bristan electric thermostatically controlled shower. Wall mounted mirrored cupboard. Radiator.

Outside

The property is approached via Queen Street, there is parking to the front, with metal steps leading to a communal front door. In the communal hallway, there are steps leading down to a private front door into the apartment.

Tenure and Charges

Tenure

We are advised that this property is leasehold, with the lease length being 201 years from 1997 (including a recent lease extension). Therefore we estimate there is approximately 175 years remaining.

Charges

We are advised that there is a service charge of approximately £100 per month.

Please note: on the lease it does state that holiday letting is not permitted.



Parking

The current owners rent a parking space outside the property, for £78 each quarter (£312 per annum). This can be transferred to the new owners, for continued use.

There is also a car park close by, within a couple of minutes walk, Orchard Street (East Devon District Council), it is possible to buy a permit for approximately £120 per annum.

Council Tax

East Devon District Council; Tax Band A- Payable 2023/24: £1,520.24 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.

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.

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.

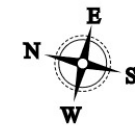
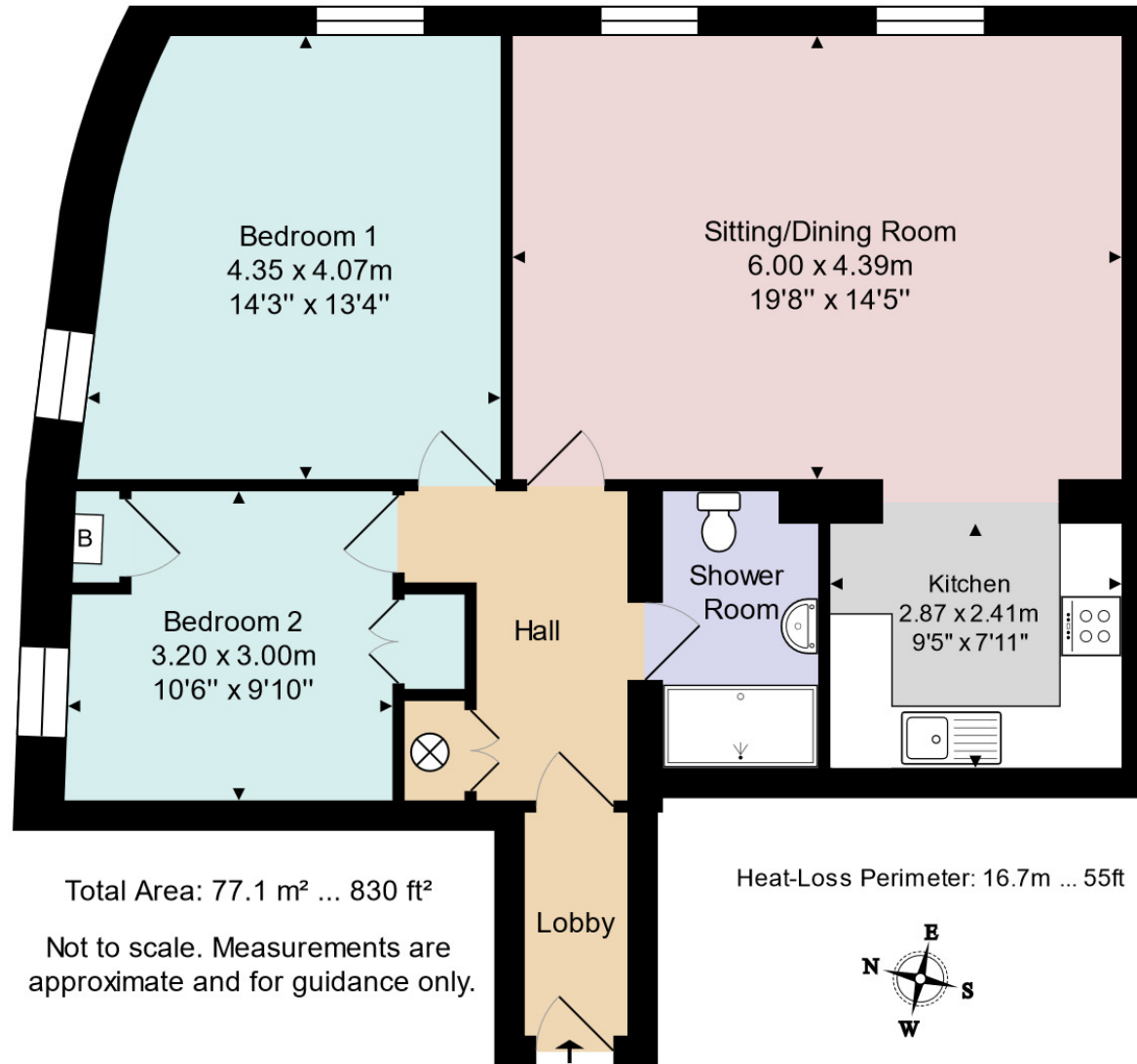
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(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			