





PROPERTY DESCRIPTION

A spacious first floor apartment, located in a convenient position for the Town Centre, Seafront, beach, shops, and amenities, with the usual attributes of gas fired central heating and double glazed windows, but would now benefit from some modernisation and updating.

The apartment comprises; entrance hall, sitting room with a balcony overlooking the communal gardens and the fields beyond, a kitchen/ breakfast room, two good sized double bedrooms, a bathroom and a separate WC.

This apartment would make an ideal first time purchase, buy to let investment opportunity, or 'lock up and leave' holiday home.

FEATURES

- Two Double Bedrooms
- First Floor Apartment
- Communal Gardens & Parking
- Balcony
- In need of Updating and Modernisation
- Kitchen/ Dining Room
- Spacious and Light
- Shed
- EPC Rating C
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

Front door to: -

Entrance Hall

Coved ceiling. Radiator. Door to kitchen/ breakfast room.

Door to: -

Sitting Room

Double doors with matching die windows providing access to the balcony, and giving lovely countryside views. Coved ceiling. Fitted gas fire.

Door to: -

Kitchen/ Breakfast Room

Window to rear. Coved ceiling. The kitchen has been fitted to two sides, with an older style range of units. L shaped run of work surface, with inset stainless steel sink and drainer with chrome taps and cupboard beneath. Inset space for cooker, space and plumbing for under counter washing machine. Door to pantry. Space for free standing fridge freezer. Radiator. Door providing access back to the entrance hall.

Returning to entrance hall, doors off to: -

Bedroom One

Large picture window to front. Coved ceiling. Radiator.

Bedroom Two

Large picture window to front. Coved ceiling. Radiator.

Bathroom

Obscure glazed window to side. The bathroom is fitted with a panel bath with chrome taps, and a pedestal wash hand basin with chrome taps with splashback tiling above. Part tiling to walls. Radiator. Double doors to large airing cupboard.

Separate WC

Obscure glazed window to side. Close couple WC with wooden seat.

Outside

The property is approached via a pedestrian footpath, into a communal entrance hall, with stairs leading to the first floor. By the apartment's front door, there is a private storage cupboard, providing additional secure storage.

There is a communal garden to the rear, which is largely laid to lawn, with a private shed.

Tenure and Charges

To be confirmed by the vendor.

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**

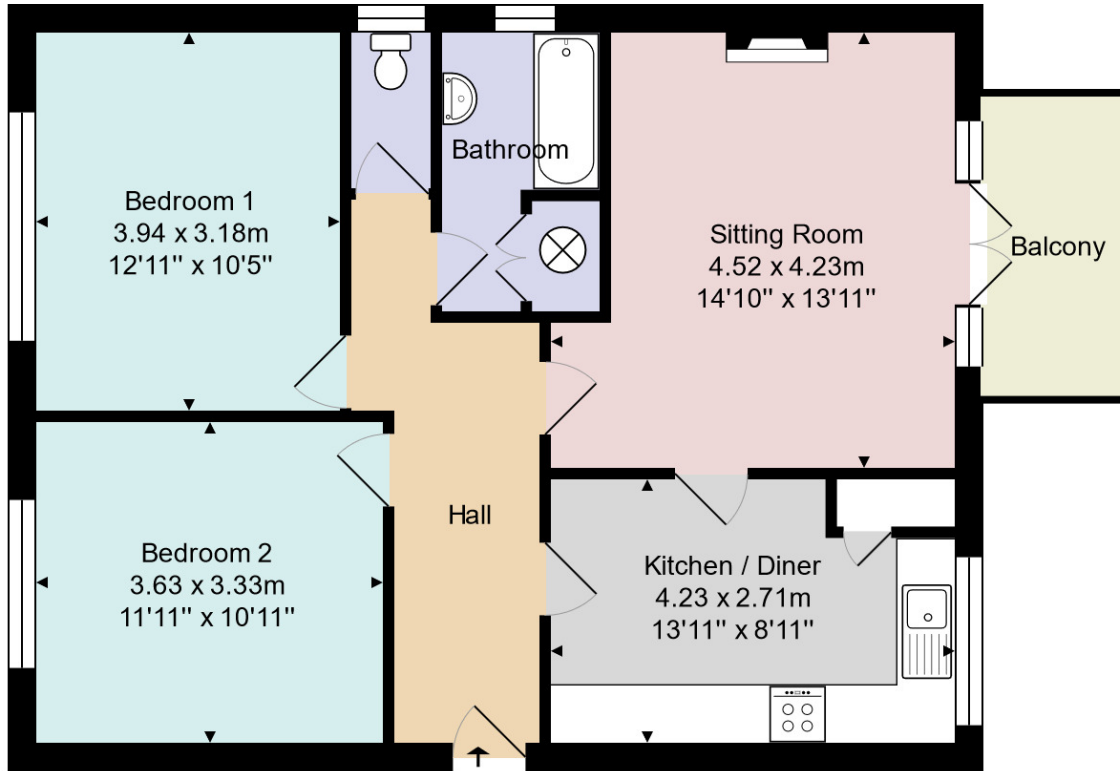
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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



Total Area: 71.6 m² ... 770 ft² (excluding balcony)

Not to scale. Measurements are approximate and for guidance only.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 78 |
| (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 | | | |