



**Coast &  
Country since 1977**

**Tower Country Chalet Park, Seaton Down Road,  
Seaton, Devon**

**£50,000 Leasehold**





## PROPERTY DESCRIPTION

A well presented two bedroomed detached chalet situated in Tower Country Chalet Park on the outskirts of Seaton, which is peaceful and quiet, offering a good sized terrace, and ample off road parking.

The accommodation briefly comprises; an open-plan living/dining room and kitchen area, two bedrooms and a family bathroom. Outside, the property benefits from having its own terrace area, which is decked and makes a delightful outside space for seating and dining, and use of the communal gardens and grounds. There is ample off-road parking, which is located a short walk from the chalet.

This holiday chalet is sold with no onward chain and would make in ideal investment purchase for holiday lets, or a 'lock up and leave' holiday home.



## FEATURES

- A detached holiday chalet
- Two bedrooms
- Open-plan living/dining room & kitchen
- Terrace for outside dining
- Family bathroom
- Electric heating & Upvc double glazing
- Presented in good order throughout
- Peaceful and quiet location
- Ample off-road parking available
- Ideal investment or 'lock-up & leave'





## ROOM DESCRIPTIONS

### Tenure and Charges

We are advised that there is approximately 42 years remaining on the lease.

We are advised that the charges are as follows:

Ground Rent: approximately £856.39 per annum.

Maintenance: approximately £425 per annum.

Water: approximately £148.50 per annum.

Deck rental: approximately £202.07 per annum.

Grass Cutting: approximately £185 per annum.

Waste: approximately £110 per annum.

### Tower Chalet Country Park

The site is open from March 15th to November 1st each year.

### The Property:

The chalet has a good sized open-plan Living/dining room and kitchen area, with the kitchen having stainless steel units, offering cupboard space, an inset stainless steel sink and drainer with mixer tap, wall mounted shelves, under counter space for fridge and space and plumbing for washing machine, with a free standing cooker.

In the hallway, there is a good sized built-in storage cupboard, which houses with hot water tank, and an electric meter and has built in shelving.

The property has two good sized bedrooms, and the bathroom is stylishly fitted with a white suite, comprising: a freestanding bath, a low level WC, a wall mounted wash hand basin with mixer tap, and an electric heated towel rail.

### Outside

To the front of the property is a large decked terraced area which provides a nice outside seating area.

The communal gardens are mainly laid to lawn with access to the off-road parking area, which is only a short distance from the chalet.



### 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**

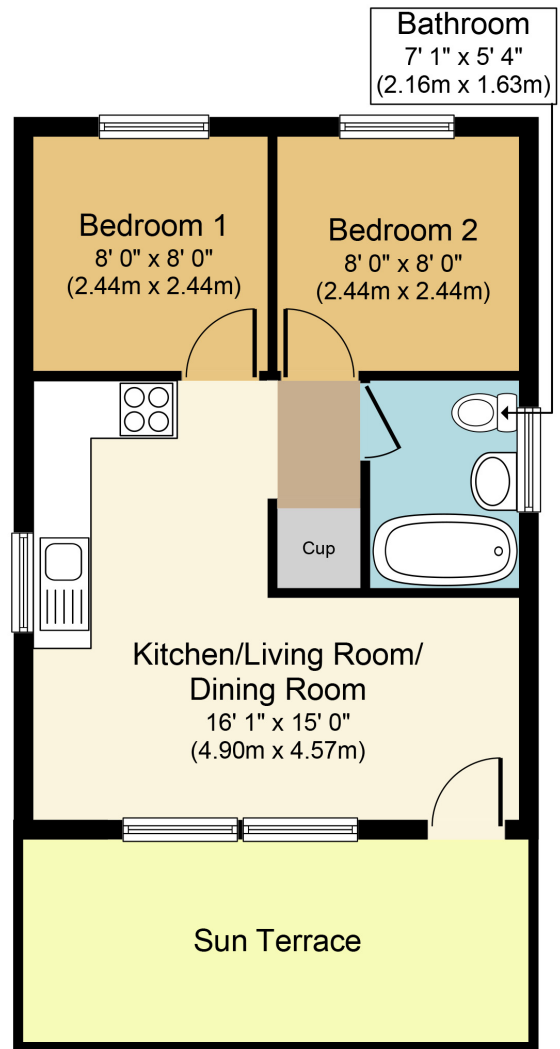
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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



**Approximate Floor Area**  
**387 sq. ft.**  
**(35.9 sq. m.)**

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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