





PROPERTY DESCRIPTION

A spacious and well-presented two bedroomed ground floor apartment, in an excellent position close to the Town Centre, restaurants, cafe's, sea front and beach, with the benefit of an excellent sized courtyard style rear garden and two parking spaces.

The apartment has the usual attributes of double glazed windows and gas fired central heating, with the light and bright accommodation briefly comprising; entrance hall, a good sized living room with doors leading to the rear garden, kitchen/ dining room, a recently replaced shower room, and two good sized double bedrooms, with one benefiting from built in wardrobes.

Outside, the property benefits from two allocated parking spaces, and a large enclosed patio garden to the rear, accessed from the living room, which offers a delightful setting for al fresco dining and outside entertaining.

FEATURES

- Two Double Bedrooms
- No Onward Chain
- Ground Floor Apartment
- Recently Replaced Shower Room
- Kitchen/ Dining Room
- Good Sized Courtyard Garden
- Two Allocated Parking Spaces
- Close to Town Centre, Beach and Sea Front
- Light and Bright Accomodation
- EPC Rating C





ROOM DESCRIPTIONS

Fleet Court

Constructed in 2005 to an excellent standard by the well-known building company 'Midas Homes', the apartments have colour washed rendered elevations under a slate roof and have been constructed and equipped to an excellent standard.

Leasehold: Tenure and Charges

We understand that the lease was created with 199 years, from the 1st January 2005 (giving approximately 179 years remaining).

Charges:

We are advised that there is an annual service charge of approximately £1,200 per annum.

The Property:

Communal front door into entrance hall, which leads to panel front door into the apartment's entrance hall.

Entrance Hall

Two good sized built in cupboards, a telephone entry system, and doors off to the kitchen/ dining room, the living room, both double bedrooms and family shower room.

Kitchen/ Dining Room

The kitchen is principally fitted to three sides, with a range of matching wall and base units, with a U shaped run of work surface. Inset one and a half bowl stainless steels sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine. Inset four ring gas hob, with built in double oven and grill beneath, and cupboards either side, including space for under counter fridge, and extraction over hob. Wall mounted Glow Worm boiler for gas fired central heating and hot water.

Living Room

Double doors to rear, providing access to a good sized courtyard style garden, which is currently laid with patio for ease of maintenance, and has various attractive plants and shrubs.

Two Double Bedrooms

Both bedrooms are good sized doubles, with bedroom one benefiting from a built in wardrobe, fitted with sliding mirrored doors.

Shower Room

The shower room has recently been re-fitted with a stylish white suite, comprising: large walk in shower, WC with co-ordinating seat, pedestal wash hand basin with chrome taps, and a white heated ladder style towel rail.

Outside

The garden to the rear offers a lovely setting for outside entertaining and al fresco dining, and is accessed by double doors off the living room.

To the front, there are two allocated parking spaces.

Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,123.78. 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.

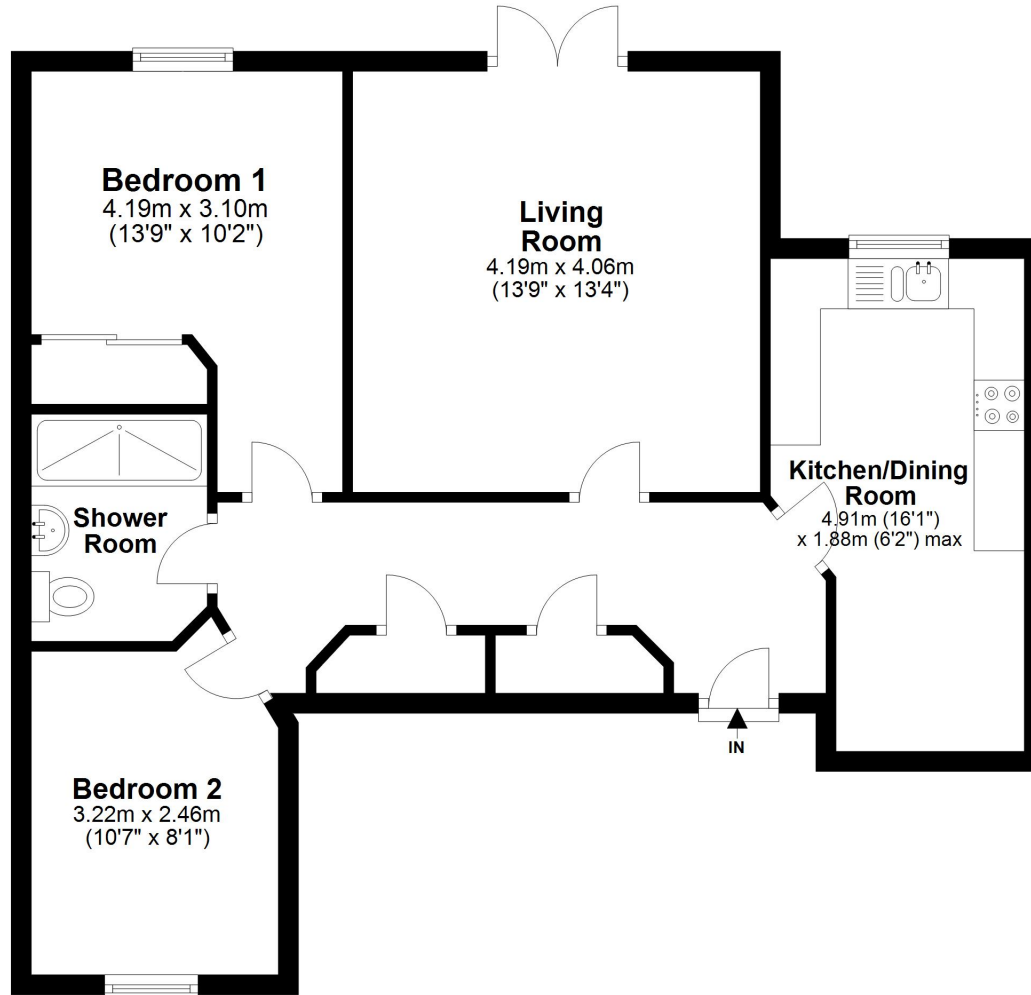
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers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

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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