







## 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.

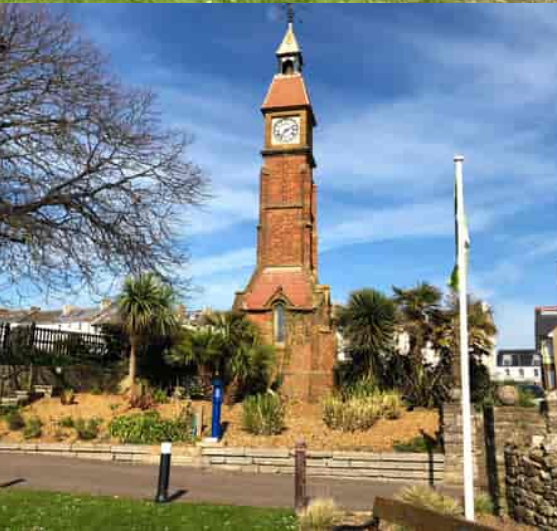
The accommodation briefly comprises; an open-plan living/dining room and kitchen area, two bedrooms and a shower room. Outside, the property benefits from having its own sun terrace, which is decked and makes a delightful outside space for seating and dining, and use of the communal gardens and grounds. 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 is sold 'as seen' with the current furniture and fittings, 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
- Family shower room
- Presented in good order throughout
- Ideal investment or 'lock-up & leave'
- Ample off-road parking available
- Peaceful and quiet location
- Sun terrace
- Sold with contents (Furniture and fittings) as seen





## ROOM DESCRIPTIONS

### Tenure and Charges

Lease:

We are advised that the lease is dated with 99 years from 25th March 1968 (43 years remaining)

We are advised that the charges are as follows:

Ground Rent: approximately £612.94 per annum.

Maintenance: approximately £610 per annum please note this includes grass cutting.

Water: approximately £148.50 per annum.

Deck rental: approximately £202.07 per annum.

Waste: approximately £110 per annum.

### Tower Chalet Country Park

We understand that the site is open from March 15th to November 1st each year.

### The Chalet:

The chalet has a good sized open-plan Living/dining room and kitchen area, with the kitchen having a U shaped run of work surface, with a matching range of wall and base units, offering ample cupboard space, an inset stainless steel sink and drainer with mixer tap, 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.

The property has two good sized bedrooms, and a fitted shower room, with a corner shower cubicle, with sliding curved doors and a Triton electric shower, a close coupled WC, and a pedestal wash hand basin with mixer tap.

### Outside

The property is approached from the designated parking area over a pathway that meanders through the chalet park and gives access to the pleasing sun terrace.

Adjacent to the chalet park is a petrol filling station that has a shop and convenience store and of course Seaton offers a full facilities including; two supermarkets, new Jurassic Centre, range of shops and the seafront.

The chalet is also close to the A3052 which gives easy access to the many attractions in the area, including; Sidmouth, The Donkey Sanctuary and Lyme Regis with the world famous Cobb.

### Energy Performance Certificate (EPC)

We understand that this chalet is EPC exempt.

### 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**

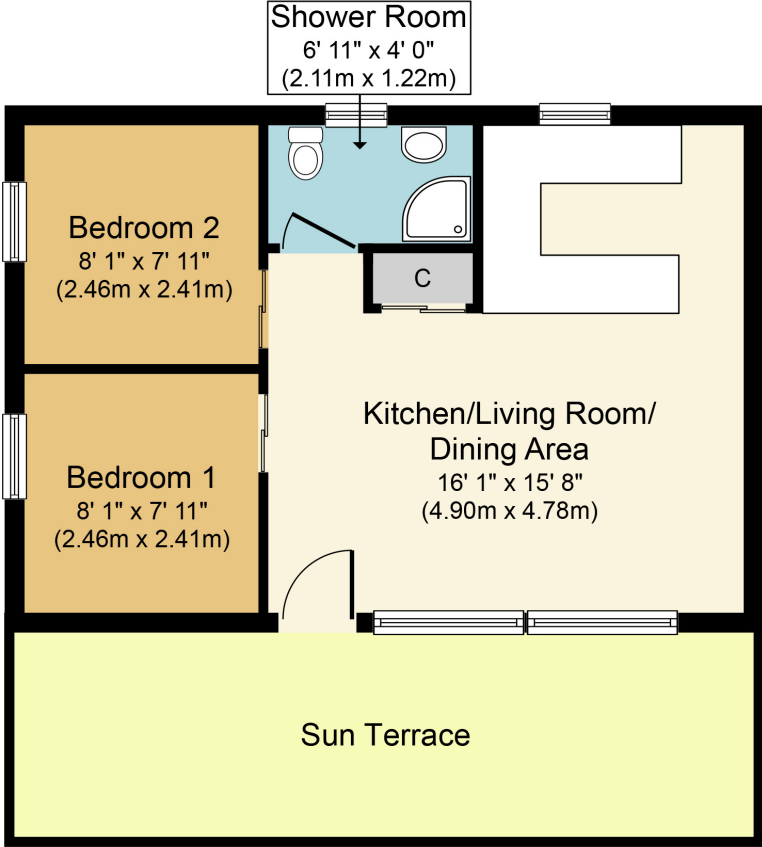
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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 10am - 2pm. 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  
401 sq. ft.  
(37.3 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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