





PROPERTY DESCRIPTION

A rare opportunity to purchase a substantial terraced property, with one freehold title, dating we believe, back to the Regency period, with colour washed rendered elevations under a slate roof. The property is currently divided as a commercial space on the ground floor, with a three bedroomed apartment on the first floor, located at the heart of the Town Centre position, in close proximity to the Sea Front and Beach.

This property has permitted development to convert the ground floor commercial space into a two bedroomed apartment, which will have use of the parking to the front of building, whilst the first floor apartment has already been converted into a spacious three bedroomed apartment, and has the use of a rear courtyard style garden.

This property is sold with no onward chain, and would make an excellent buy to let investment, with the income from both apartments, or the income from one apartment and one commercial shop, depending on whether the permitted development is carried out. There is also the opportunity of converting the property back to one period terraced property, if so desired, subject to any necessary consents.

FEATURES

- No Chain
- One Freehold Title
- First Floor 3 Bed Apartment
- Commercial Space with Permitted Development
- Possible Investment Purchase
- Town Centre Location
- Rear Courtyard Garden
- Period Features
- Totalling Over 3,000 Square Feet.
- Onsite Parking Available





ROOM DESCRIPTIONS

Ground Floor (Commercial Space or Apartment once converted)

The ground floor is currently an antiques shop, but does have permitted development to convert into a two bedroomed apartment, with a kitchen, utility room, and a reception room.

Within the shop, in it's current layout, there is a WC and a door with steps leading down to a good sized cellar. The shop currently has electric heating only, with three fireplaces, although none are open.

First Floor Three Bedroomed Apartment

The current apartment can be accessed via a private gate at the rear of the property, where there is a private enclosed courtyard and steps leading up to a decked seating area, and a door to the kitchen, or alternatively, the apartment can be accessed from the shop.

The apartment is presented in good order throughout, and comprises; a good sized living room with an attractive regency style feature fireplace, a kitchen with a door leading to a seating area, two excellent sized double bedrooms, one smaller double or home office, and a family bathroom. From the landing, there are a set of curved steps, leading up to a good size loft space.

Outside

To the front of the building, is a parking space, and to the rear of the building is a courtyard style garden.

Council Tax - For the First Floor Apartment

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.

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**

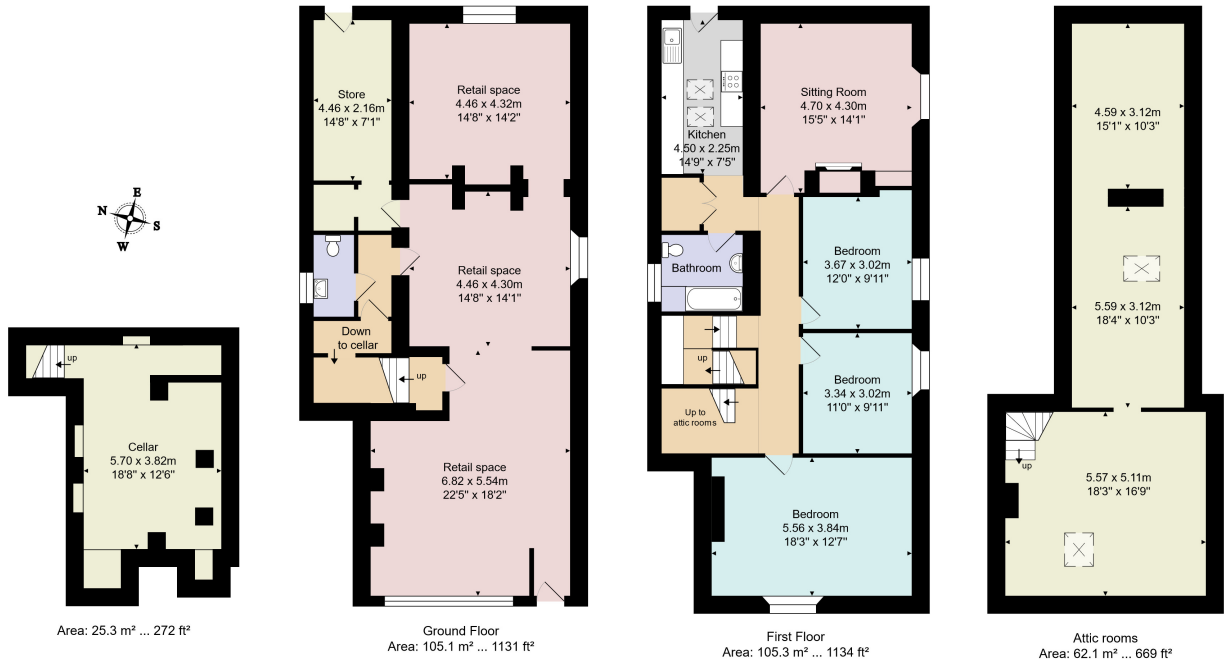
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers 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 - 1pm. Hours may vary over Bank Holiday periods.

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



Area: 25.3 m² ... 272 ft²

Ground Floor
Area: 105.1 m² ... 1131 ft²

First Floor
Area: 105.3 m² ... 1134 ft²

Attic rooms
Area: 62.1 m² ... 669 ft²

Total Area: 297.8 m² ... 3206 ft²

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	