



**Tanyards Court
Beer Road
Seaton
Devon
EX12 2PA**

Offers In Excess Of £126,000

bettermove

Beer Road Seaton

Bettermove are proud to present this 2 bedroom over 55s retirement flat in Seaton available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available.

The council tax band is B.

This is a leasehold property with 175 years on the lease from 2023; the service charge is £250.48pcm.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the bathroom.

Located in the popular town of Seaton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A3052 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Gross internal area: 645.1 ft² (59.9 m²)
 Net internal area: 584.9 ft² (54.3 m²)



This plan is for illustrative purposes only. Plan not to scale.

Floor Plan

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 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 | |



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