



**John
Wood
& Co**

**Coast &
Country since 1977**

Wessiters Court, Wessiters, Seaton, Devon

£250,000 Leasehold Share of Freehold



PROPERTY DESCRIPTION

A first floor two bedroom apartment, located in a most attractive regency style period building in a quiet cul-de-sac and benefiting from sea views, a garage and additional parking. Originally a substantial period detached house, constructed with colour washed rendered elevations under a slate roof.

The property was converted a number of years ago to form four apartments that retain a number of period features, including high ceilings, panel doors and deep skirting boards. The accommodation has been renovated and improved and is presented to an excellent standard. The accommodation includes entrance hall, living room with sea views, fitted kitchen with appliances, principle bedroom with sea views and a fitted wardrobe, second bedroom and a refitted shower room. Outside, there is a single garage on block and a parking space.

This apartment comes to the market chain free, and would make an ideal first time purchase, 'lock up and leave' holiday home, or buy to let investment.



FEATURES

- No Chain
- Two Bedrooms
- First Floor Apartment
- Sea Views
- Possible Investment Purchase
- Garage
- Period Features
- Ideal Second/ Holiday Home
- Quiet Cul-De-Sac Location
- Leasehold, with a share of the freehold





ROOM DESCRIPTIONS

The Property:

Glazed front door, stairs to first floor, 30's style part glazed front door, glazed fan light over into :-

Entrance Lobby

Eye level obscured glazed internal light bathroom, consumer control unit, attractive oak flooring archway through to: -

Inner Hall

Internal obscured glazed fan lights to bedroom two, kitchen and living room. High ceiling with picture rail, double doors to built in large clocks cupboard with hanging rail and shelf storage, radiator, attractive oak flooring.

Period panel door to: -

Living Room

Window to front providing attractive views over Seaton and out over Lyme bay. Large internal window with shutters to kitchen. Built in wall unit with display shelves, shelf for TV and shelf storage beneath, high coved ceiling, picture rail. Radiator.

Returning to entrance hall, door to: -

Kitchen

Window to side. The kitchen has been comprehensively fitted principally to two sides with a range of matching wall and base units with cream laminate door and drawer fronts with coordinating handles.

Run of L shaped laminate work surface within single bowl stainless sink and drainer with mixer tap. Ceramic hob, range of cupboards and drawers beneath including built under single fan assisted oven and grill. Full height unit incorporating larder fridge with freezer beneath. Glass splashback and stainless steel extractor fan. Further short run of work surfaces. Space and plumbing for dishwasher and washing machine. Splash back tiling with double wall cupboard and high mounted display shelf, door to shelved storage cupboard with cupboard containing Gas fired Combi boiler for central heating and hot water. High Ceiling with clothes drying rack attractive oak flooring.

Returning to entrance hall, further panel door off to :-

Bedroom One

Window to front providing attractive views of Seaton and Lyme bay with glimpses of haven cliff, double doors to extensive built in wardrobe cupboard with hanging rail, shelved storage over and pull out drawers to one side and further storage beneath. High ceiling with ceiling rows and picture rail, radiator.

Bedroom Two

Door to single wardrobe cupboard with hanging rail and storage over. High ceiling with picture rail, radiator and window to the side

Bathroom

Obscured glazed window to side, bathroom has been refitted with white suite with large walk in shower cubical with glazed shower screen fitted with thermostatic shower. Close couple W/c with coordinated seat and sink with chrome mixer tap. Half tiling to walls with 3/4 tiling to bath and shower area. Coved ceiling with down lighters and extraction. Wall mounted mirror with shaver light over chrome ladder style towel rail. Radiator, ceramic tiled floor.

Outside

The property is approached from Wessiters via tarmac rear courtyard that leads to the parking space and garage. Concrete area to front door and stairs to the first floor.



Tenure and Charges

We are advised that the lease has 900+ years remaining, with a share of the freehold.

Charges:

There is a service charge of £750 per annum, which includes the building insurance and maintenance.

Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,027.00 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.

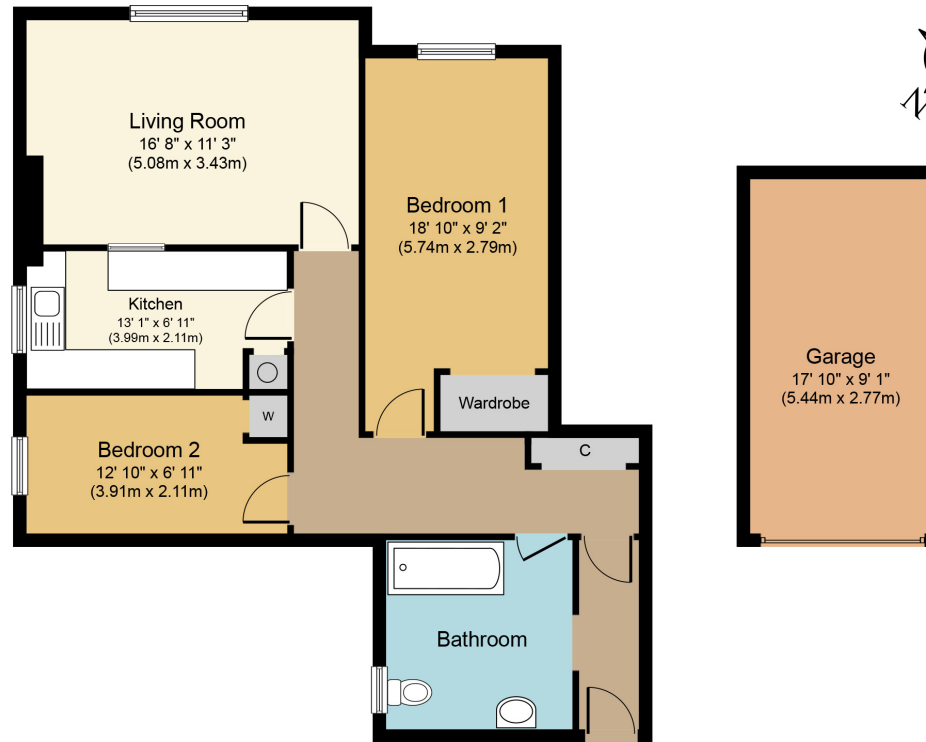
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 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
802 sq. ft.
(74.5 sq. m.)

Garage
Approximate Floor Area
162 sq. ft.
(15.0 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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