







## PROPERTY DESCRIPTION

\*No Chain\* An appealing ground floor two bed roomed apartment, in a quiet cul-de-sac in the town centre, close to the beach, shops and amenities. The apartment has the usual attributes of double glazed windows and gas fired central heating, has recently been re-painted and the carpets have been replaced. The apartment benefits from an en-suite shower room, a large kitchen/ dining room, two good sized double bedrooms, and a private front door.

The spacious and flexible accommodation comprises; entrance hall, sitting room, kitchen/ dining room, two double bedrooms, with the principal bedroom having an en-suite shower room, a second bathroom, currently not fitted, and a separate WC.

This good sized apartment comes to the market chain free, and would make an ideal first home, retirement purchase or a buy to let investment.



## FEATURES

- No Chain
- Two Bedrooms
- Master En-Suite Shower Room
- Ground Floor Apartment
- Fitted Kitchen
- Close to Town Centre
- Close to Sea Front and Beach
- Leasehold
- Spacious and Flexible Accommodation
- Buy To Let Investment Opportunity





## ROOM DESCRIPTIONS

### The Property:

Half obscure glazed door with matching side panel, into: -

### Entrance Hall

Coved Ceiling. Radiator.

Door to: -

### Sitting Room

Large picture window to front. Coved ceiling. Radiator.

Door to: -

### Bedroom One

Window to rear. Coved ceiling. Radiator.

Door to: -

### En-suite Shower Room

Coved ceiling. Radiator. The shower room has been fitted with a white suite comprising: Close coupled WC with co-ordinating seat, wall mounted wash hand basin, with chrome mixer tap, with a wall mounted mirror and splashback tiling above. Walk in shower cubicle, with a glazed bi-folding screen, fitted with a Mira Sport electric thermostatically controlled shower.

Returning to entrance hall, doors off to: -

### Kitchen

Window to rear. Coved ceiling. Radiator. The kitchen has been fitted to three sides, with a range of matching wall and base units. U shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap with cupboards below. Inset 'Indesit' four ring electric hob, with fitted cupboards above and below. Full height unit incorporating double oven and grill, with cupboards/ storage above and beneath.

Door to: -

### Bathroom

Two windows to rear. Coved ceiling. Radiator. The bathroom is currently not fitted.

Door to: -

### WC

Obscure glazed window to side. Fitted with a low level WC with cistern, and co-ordinating seat, wall mounted wash hand basin with chrome mixer taps. Wall mounted Vaillant gas fired boiler for central heating and hot water.

### Bedroom Two

Window to front. Coved ceiling. Radiator. Double sliding doors to built in wardrobe/ storage cupboards. Door to built in shelved cupboard.

### Outside

Communal bin storage area to the rear. Street parking is available to the front of the property, however, please note, there is no allocated parking with this apartment.

Whilst there is no allocated parking space for this apartment, an annual parking permit (at a cost of approx. £120 per annum) can be purchased for the Orchard Car Park, which is located only within a few minutes walk.

The property is located within a few minutes walk of the town centre, shops, restaurants and public houses, only a very short walking distance to the sea front and beach, and in close proximity to bus stops for public transport.



### Tenure/ Charges

We have been advised that there is approximately 73 years remaining on the lease (the lease was originally a 99 year lease, dated September 1996).

### Charges:

Ground rent approximately £30 per annum.

Insurance approximately £520 per annum.

Service Charge approximately £920 per annum.

### Council Tax

East Devon District Council; Tax Band B - Payable 2023/24: £1,773.63 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.

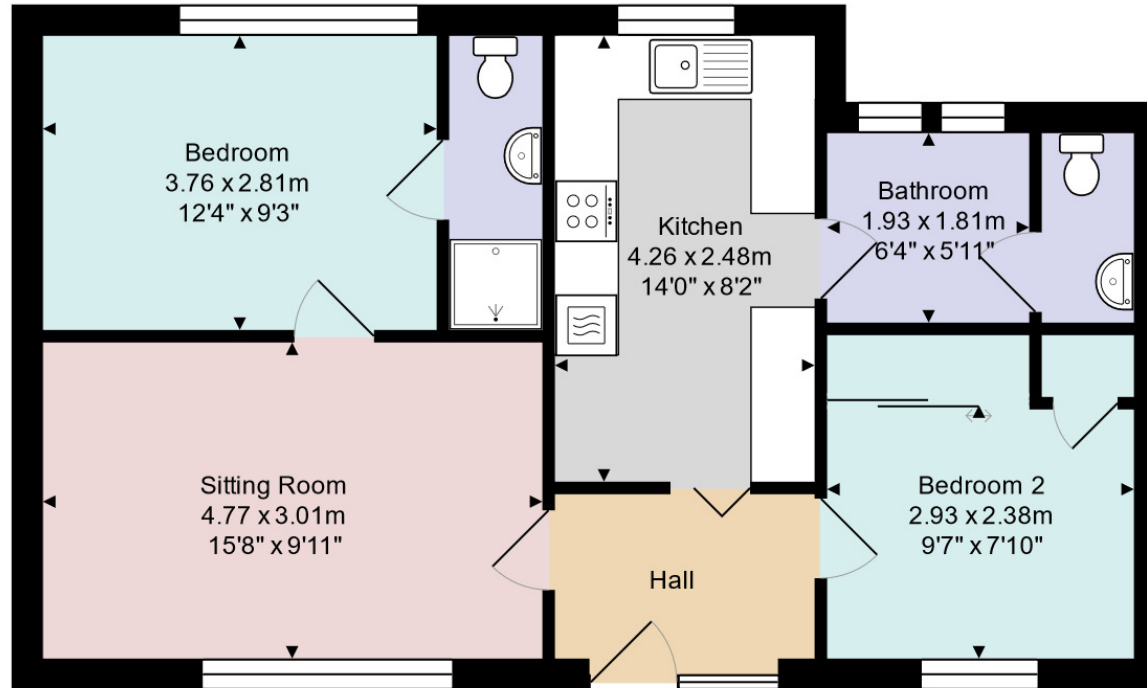
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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



Total Area: 59.3 m<sup>2</sup> ... 639 ft<sup>2</sup>  
 Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			