



Inkerman House, 6 Fore Street, Seaton, Devon

**Offers In The Region Of: £175,000 Leasehold Share
of Freehold**

**Coast &
Country since 1977**



PROPERTY DESCRIPTION

A well presented two bedroom, first floor apartment, located at the heart of Seaton, in an excellent Town Centre position, only a short distance from the Sea front and beach, together with Seaton's charming cafe's and restaurants.

The light and bright accommodation briefly comprises; good sized living/dining room, kitchen/ breakfast room, two bedrooms, and a bathroom. This apartment has gas fired central heating and single glazed sash timber windows.

The apartment benefits from a share of the freehold, which means having a greater control over the buildings maintenance and management, which is a real perk.

FEATURES

- Two Bed Apartment
- First Floor
- Located At The Heart Of The Town Centre
- Close To Sea Front and Beach
- Leasehold With A Share Of The Freehold
- EPC Rating D
- Light and Bright Accomodation
- Well Presented
- Good Sized Living/Dining Room
- Council Tax Band A





ROOM DESCRIPTIONS

Tenure and Charges

We are advised that the lease has approximately 111 years remaining (150 year lease created June 1986), and that the apartment benefits from having a one seventh share of the freehold.

There are no restrictions that the vendor is aware of.

Charges:

We are advised that there is a service charge of approximately £1,380 per annum, paid twice yearly in March and September, which includes the buildings insurance.

The Apartment: -

Front door into entrance hall, which has a window to side and a radiator. With doors off to the living/dining room, both bedrooms and a the bathroom.

Living/Dining Room

Bay window to front. Coved ceiling. Radiator. Door to: -

Kitchen

Window to front. Radiator. The kitchen is principally fitted to one side with a range of matching wall and base units. Inset one and a half bowl sink and drainer with mixer tap, with cupboards beneath including space and plumbing for washing machine. Inset space for cooker. Middle island with space underneath for under counter fridge and freezer. Double doors to excellent sized storage cupboard.

Bedroom One

Window to front. Radiator.

Bedroom Two

Window to side. Radiator.

Bathroom

The bathroom is fitted with a white suite, comprising; vanity style wash hand basin with chrome taps and cupboards beneath, including built in WC alongside. Panel bath with chrome taps and hand held shower attachment, with a glazed bi-folding screen. Radiator. Door to airing cupboard.

Council Tax

East Devon District Council; Tax Band A - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,666.21

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.

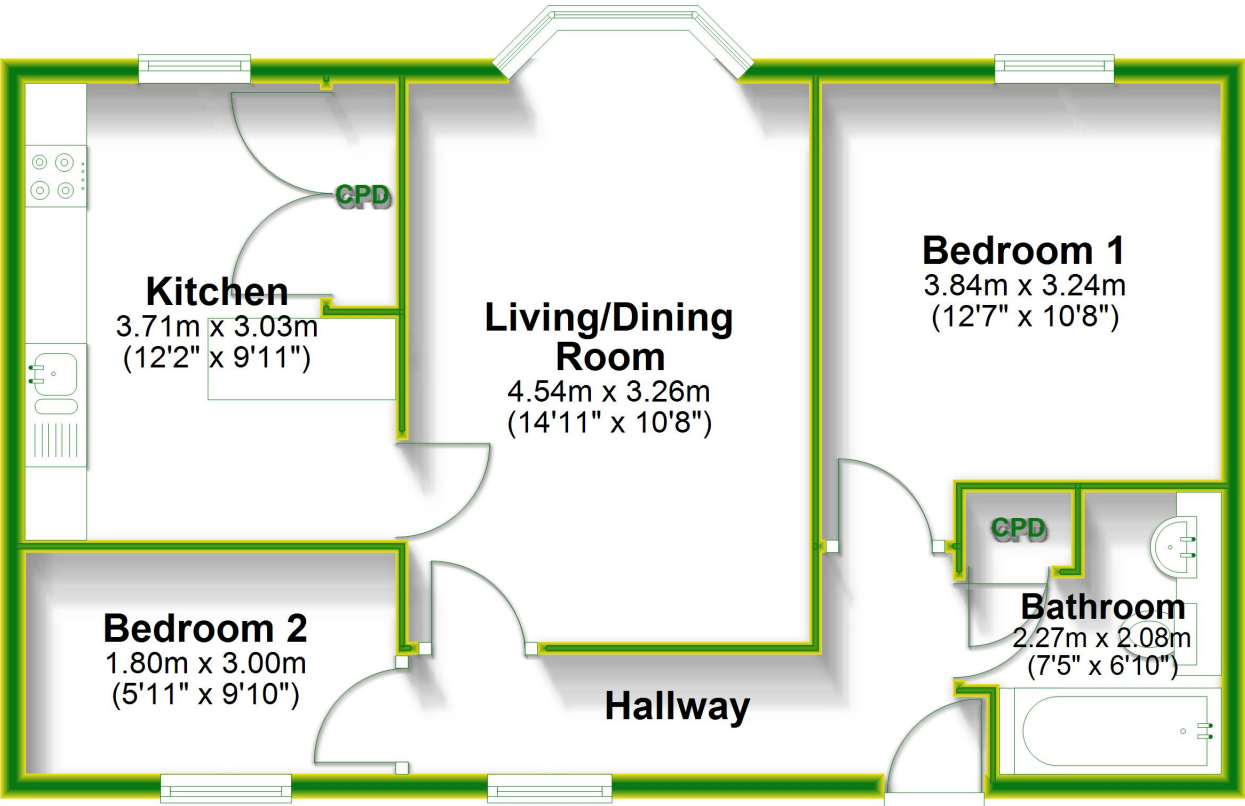
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



First Floor

Approx. 56.4 sq. metres (606.7 sq. feet)



Total area: approx. 56.4 sq. metres (606.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

Flat 1, SEATON

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			76
(55-68)	D		60	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	