



H & D NAILS

H & D NAILS SEATON
07417 527054

MILKBEARE HOUSE
14 FORE STREET,
SEATON
APARTMENTS 1-4

The Skin Spa

YUMMY!



PROPERTY DESCRIPTION

A one bedroom second floor apartment, in a convenient position, located in the heart of the Town Centre, close to the Sea front, beach, restaurants and Cafe's.

This apartment comes to the market chain free, and briefly comprises; open plan living room/ kitchen with sea glimpses, large double bedroom and a shower room.

This apartment is currently tenanted, and can be sold with tenants in situ for an ongoing established investment, or with vacant possession.

FEATURES

- No Chain
- One Bedroom
- Town Centre Location
- Shower Room
- Open Plan Living Room / Kitchen
- Buy To Let Investment Opportunity
- Second Floor Apartment
- EPC Rating E
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

The apartment is spacious and bright, with:

Open Plan Living Room / Kitchen:

Dual Aspect, window to front, offering sea glimpses, together with a Window to the rear. The kitchen has an L shaped run of work surface, with inset single bowl stainless steel sink and drainer, with chrome mixer tap, and cupboards beneath, including space and plumbing for washing machine. Inset four ring hob, with built in oven beneath, and further cupboards to the side. Separate full height unit, for further storage.

There is a good sized double bedroom, with a window to the front, providing Town Centre Views, and a hatch to a small roof space.

There is also a shower room, with a shower cubicle, with a bi-folding glazed screen, fitted with a Mira electric shower, a wash hand basin with chrome mixer tap and a close coupled WC.

Outside

The property is approached via a pedestrian footpath from Fore Street, in the centre of Town, amongst the shops and cafes, with a set of external metal steps leading up to a communal entrance, where there is access to the letterboxes.

An internal flight of steps, lead up to the apartments front door.

Further Detail

The property has single glazed windows, and retains its original sash windows to the front.

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

Tenure and Charges

We are advised that the lease has approximately 79 years remaining.

Charges:

Service charge is billed twice yearly (every 6 months), it equates to approximately £19 per week.

Ground Rent: Approximately £6.50 per week.

Restrictions:

We are advised that holiday letting is not permitted, without consent from the freeholder.

Council Tax

East Devon District Council; Tax Band A - Payable 2023/24: £1,520.24. 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.

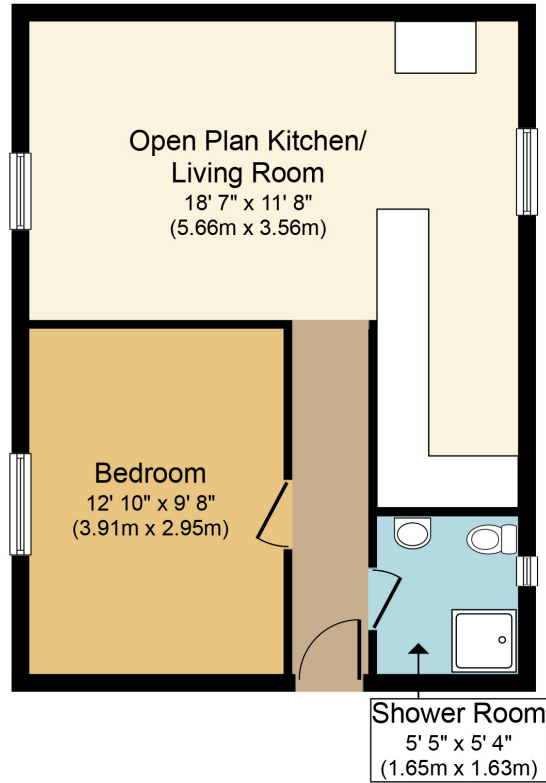
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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
461 sq. ft.
(42.8 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	64
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	