



Harbour Road, Seaton, Devon.

£60,000 Leasehold

- Living Room
- Kitchen
- Bedroom
- Bathroom
- Communal Parking
- Communal lounge
- Emergency pull cords
- House manager
- Viewing recommended





PROPERTY DESCRIPTION

A re-decorated and re-carpeted one bedroom first floor retirement apartment with an extended lease, exclusively for the over 60's located adjacent to the sea front in a very convenient position for the beach and town centre amenities.

Homebaye House offers all the usual facilities associated with this style of development including a resident house manager and alarm pull cords for a 24 hour care line emergency service. The communal facilities also include a resident's lounge, washroom and a small garden area and car park to the rear.

The accommodation includes entrance hall, good size living room with archway to kitchen, bedroom with fitted wardrobes and bathroom.



ROOM DESCRIPTIONS

Main Entrance

Pathway and double entrance doors with security entry system into communal entrance hall. Residents lounge. House Managers office. Stairs and two lifts to the first floor.

Entrance

Private front door with spy hole into entrance hall. Coved and textured ceiling. Emergency alarm and door entry system. Door to airing and storage cupboard with insulated hot water cylinder with electric immersion heater and electricity meters. Fitted slated shelves above.

Doors off to;

Living Room

17' 10" x 10' 6" (5.44m x 3.20m).

Window to side, storage heater, power points that include TV aerial and telephone point, wall light fittings. Alarm pull cord. Archway through to;

Kitchen

7' 4" x 5' 6" (2.24m x 1.68m).

Partly tiled and re-fitted with single drainer sink unit and drainer, white high gloss wall and floor cupboards, black marble worksurfaces, electric cooker, power points and strip lighting.

Bedroom

14' x 8' 9" (4.27m x 2.67m) plus wardrobes.

Window to side. Bi-fold doors to built-in wardrobe cupboard with hanging rail and shelves. Coved and textured ceiling. Two wall light points. Pull cord to emergency care line. Storage radiator.

Bathroom

Tiled and re-fitted white suite comprising; shower unit with emergency push button, WC with low level flush, wash hand basin and strip lighting.

Tenure

There was a 99 year lease from September 1984, with an extension to 159 years authorised in August 2005.

Maintenance charges are currently approximately £415.08 per annum, to include maintenance of the communal areas, ground rent, building insurance and window cleaning.

We are advised the service charge is approximately £3,699.48 per annum which includes; buildings insurance, laundry facilities, window cleaning, water and the upkeep of the communal areas gardens and grounds.

Council Tax

East Devon District Council: Tax Band A - Payable 2022/2023 £1448.60

Services

Electricity, drainage, water and electric heating.

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 the title documents and Prospective Purchasers must obtain verification from their Legal Advisor.

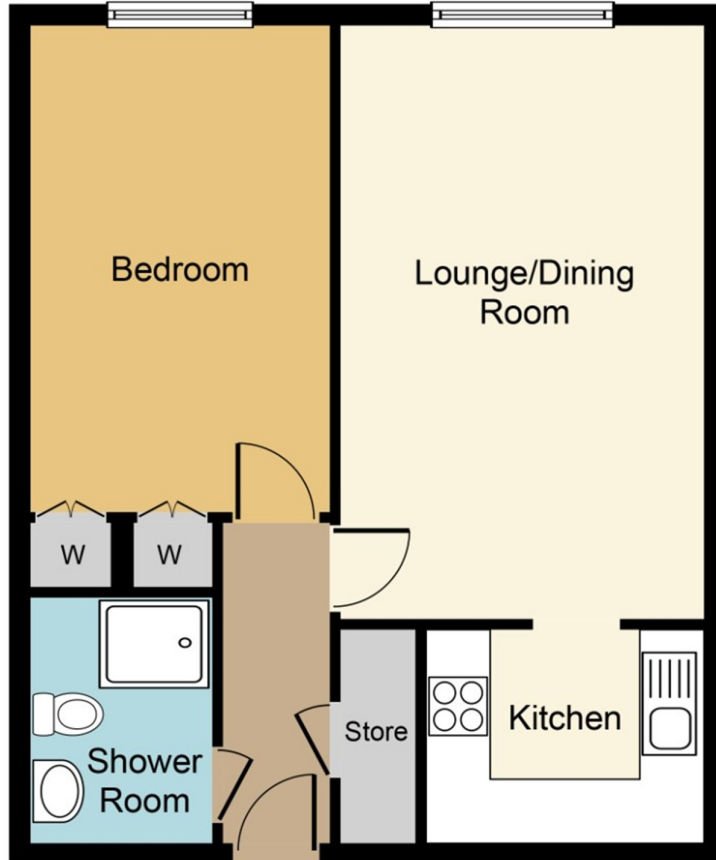
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

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





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. 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>		
(92-100) A		
(81-91) B	86	87
(69-80) C		
(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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