



Riverdale Close, Seaton, Devon

£175,000 Leasehold



## PROPERTY DESCRIPTION

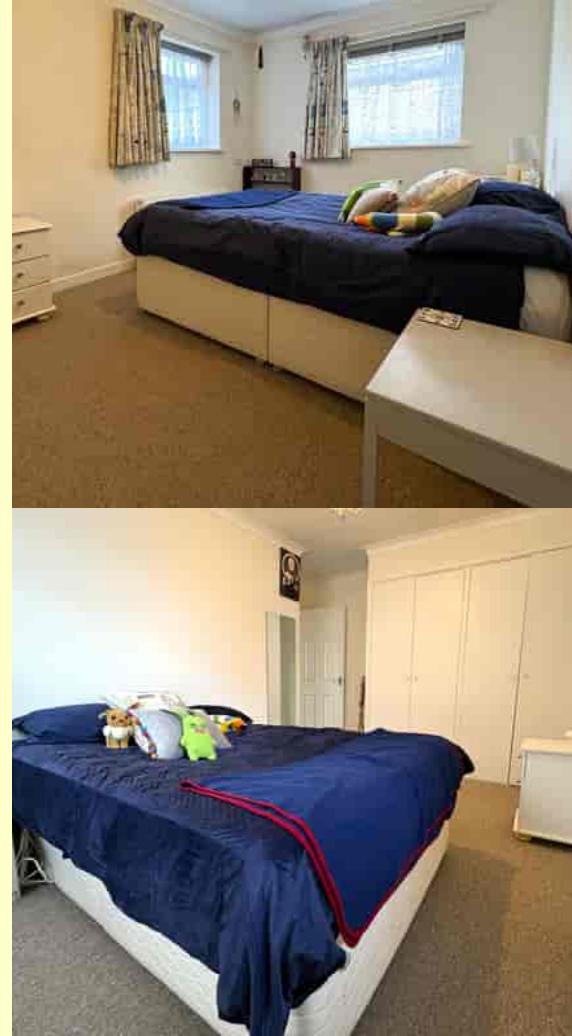
A bright and spacious ground floor apartment, located in the ever popular Riverdale Development, constructed with brick and clad elevations, under an interlocking tiled roof, with the benefit of a garage and parking.

The well-presented apartment briefly comprises; entrance hall, a bright and spacious open plan style living room/ dining room/ kitchen, two double bedrooms, one with built in wardrobes and a bathroom.

This apartment comes to the market with no onward chain and would make an ideal main home or 'lock up and leave' holiday home.

## FEATURES

- No Onward Chain
- Ground Floor Apartment
- Two Double Bedrooms
- Garage & Parking
- Well Presented
- Light and Spacious
- Double Glazed Windows
- Gas Fired Central Heating
- Stylishly Fitted Kitchen and Bathroom
- EPC Rating C





## ROOM DESCRIPTIONS

### Tenure and Charges: -

We are advised that there is a lease of 125 years dated from 2020; giving approximately 119 years remaining.

### Charges:

We are advised that there is an annual charge of £960, which includes the ground rent, which is £140 per annum).

The annual service charge includes the cost for buildings insurance.

### Restrictions:

The lease states that holiday letting is not permitted.

### The apartment: -

The apartment has the usual attributes of gas fired central heating and double glazed windows.

The property is approached over a pedestrian path, which leads to the door into the building, giving access to the communal hallway. The apartments front door leads into a spacious entrance hall, which has a door to a storage cupboard and further doors off to the living room, both bedrooms and the bathroom.

### Living Room/ Dining Room/ Kitchen

The living/dining room is dual aspect, with windows to the side and rear. Coved ceiling. Radiator. .

There is a large square archway to the stylishly fitted kitchen, with a window to the rear. The kitchen is 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 beneath including space and plumbing for washing machine. Inset four ring induction hob, with built in oven beneath and extraction above. Space for free standing fridge freezer. Wall mounted gas fired boiler for central heating and hot water.

### Bedroom One

Dual aspect, with windows to the side and rear. Coved ceiling. Radiator. Doors to built in wardrobes.

### Bedroom Two

Window to side. Coved ceiling. Radiator.

### Bathroom

White suite, comprising: close coupled WC, pedestal wash hand basin with chrome taps. Panel bath with chrome taps, a glazed shower screen and a wall mounted shower. Chrome ladder style heated towel rail. Door to airing cupboard with slatted shelves.

### Outside

The apartment benefits from a single garage en-bloc, which also gives the opportunity for parking one vehicle in front of the garage.

### Garage

Up and over door.

### Council Tax

East Devon District Council; Tax Band B - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,943.92

### 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.

### Local Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

### 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

