





## PROPERTY DESCRIPTION

A rare opportunity to purchase a two bedroom ground floor apartment with the significant advantage of a private garden, a sunny courtyard, a private front door and a private entrance drive with a garage, located in a convenient position, close to the Town Centre, Shops, Restaurants, sea front and beach, together with a local GP surgery and pharmacy.

The property is presented in good order throughout, and features uPVC double glazed windows and gas fired central heating and briefly comprises; entrance hall, kitchen, bathroom, separate WC, and two bedrooms. The property also has appealing wood block flooring to the entrance hall and a stripped and polished timber floor to the living room.

This property is sold with no onward chain, and would make an ideal first time purchase, second home, holiday home, or buy to let investment.



## FEATURES

- No Onward Chain
- Close To Town Centre, Shops and Restaurants
- Private sunny Courtyard
- Close to Beach and Sea Front
- Ground Floor Apartment
- Two Bedrooms
- Onsite Parking
- Detached Garage
- EPC Rating C
- 999 Year Lease From 1986







## ROOM DESCRIPTIONS

### The Property:

Part obscure double glazed front door into:-

### Entrance Hall

Radiator. Wood block floor. Door to built-in shelved cupboard. Panel door into:-

### Living / Dining Room

Dual aspect. uPVC double glazed window to side. uPVC double glazed bay window to front gives attractive garden views and glimpses of the hills beyond the Axe Valley. Serving hatch to kitchen. Log burning stove. Radiator. Most appealing striped and polished timber floor.

Returning to entrance hall, further panel doors off to:-

### Kitchen

Half glazed door to courtyard and uPVC double glazed window to side. The kitchen has been principally refitted to two sides with a range of matching wall and based units with colour washed door and drawer fronts with stainless steel handles. Run of roll edged granite effect work surface with inset stainless steel sink and drainer with chrome mixer tap. Inset four ring Zanussi gas hob. Range of cupboards and drawers beneath including built-under Zanussi electric oven and grill. Space and plumbing for washing machine. Splash back tiling and stainless steel extraction over hob. Serving hatch to living room. Further run of roll edge laminate work surface with further range of cupboards and drawers beneath. Splash back tiling with matching range of wall cupboards over. Space for fridge freezer. Radiator. Slate tile effect flooring. Door to large built-in cupboard with uPVC obscure double glazed window to side and with wall mounted gas fired combination boiler for central heating and hot water.

### Bedroom One

uPVC double glazed window to side gives attractive garden views. Radiator. Sliding laminate doors to built-in double wardrobe cupboard with hanging rail and shelf.

### Bedroom Two

uPVC double glazed bay window to front. Radiator.

### Seperate WC

uPVC obscure double glazed window to side. White suite comprising close-coupled WC with co-ordinating seat. Vinyl sheet floor.

### Bathroom

uPVC obscure double glazed window to front. White suite comprising; pedestal wash hand basin with chrome mixer tap and panel bath with chrome mixer tap and shower attachment over with glazed folding shower screen. Full co-ordinating tiling to bath and shower area with matching splash back to wash hand basin. Chrome ladder style towel rail. Wood block floor.

### Outside

The property is approached over a private rising concrete entrance drive which gives access to the garage. A wrought iron gate at the side of the drive gives onto to steps and a path that lead round to the front door.

### Gardens

The front garden has been delightfully landscaped and features areas of gravel with most appealing inset flower and shrub borders with the garden edged with a picket fence and with a fine display of mature planting including a specimen tree.

The paved path continues passed the front door round to the far side which again, meanders through attractive flower beds to a further wrought iron pedestrian gate which gives access to Wychall Orchard. The inclined path avoids the steps from the entrance drive.

Accessed from the front path or from the kitchen door, is a delightful enclosed sunny courtyard with a further specimen tree and also gives pedestrian access to the garage.

### Garage

Colour washed masonry construction. Wooden door to the side. Fibre glass wood effect up and over door.

### Tenure

Leasehold: 999 years from 1st January 1986.  
1/5th share of freehold.

Please note; there is a restriction on the lease, that states that holiday letting is NOT permitted.

### Service Charge

We are advised that there is a service charge of £255 every six months.

### Council Tax

East Devon District Council; Tax Band A- Payable 2023/24: £1,592.84per 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.

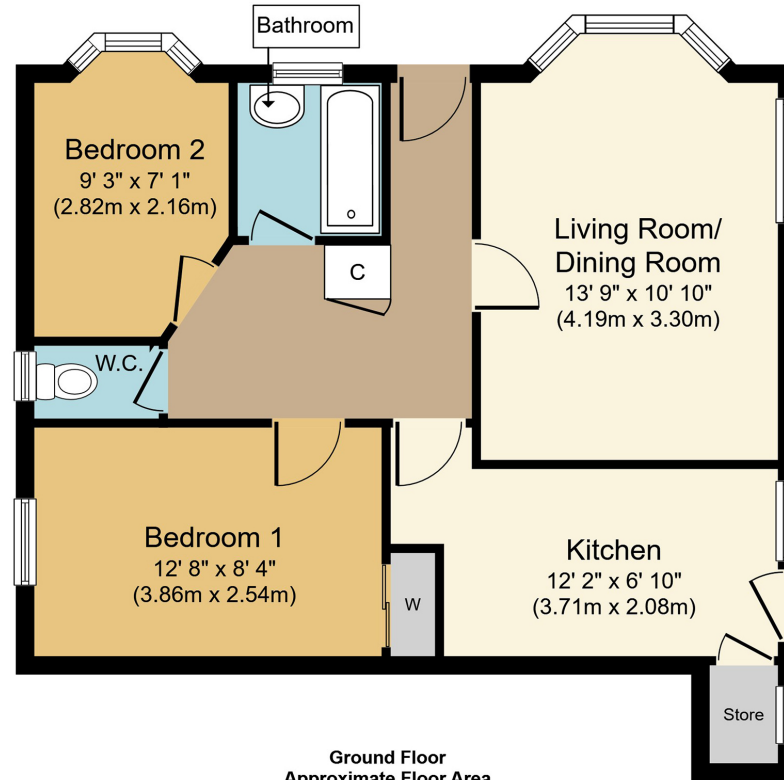
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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



**Ground Floor**  
**Approximate Floor Area**  
**524 sq. ft.**  
**(48.7 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.

Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	75
(55-68)	<b>D</b>		
(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	