



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Marsh Road, Seaton, Devon**  
**£225,000 Leasehold Share of Freehold**





## PROPERTY DESCRIPTION

An appealing two bedroom ground floor apartment, located on a quiet road in the centre of Seaton and close to the town amenities, shops, restaurants, cafes, beach and sea front. The property was converted in the mid 80's and occupies the entire ground floor of a 1930's house and has retained many period features, and has been recently renovated and updated to a good standard.

The spacious and well presented accommodation briefly comprises; entrance porch, entrance hall, sitting room, kitchen/ dining room, two good sized double bedrooms, and bathroom. outside, there are gardens to the front and rear and a single garage for parking.

This apartment is sold with no onward chain, includes the freehold and would make an ideal family home, second home or buy to let investment.



## FEATURES

- No Chain
- 100% of Freehold
- Town Centre Location
- Period Features
- 2 Double Bedrooms
- Living Room
- Kitchen
- Front & Rear Gardens
- Single Garage
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

Three steps up to a timber and part obscure glazed front door into:-

### Entrance Porch

Coat hooks. Consumer control unit. Coved ceiling. Tiled floor. Decorative part glazed door into:-

### Entrance Hall

Original picture rail and cornice to ceiling. Radiator. Period doors off to:-

### Living Room

uPVC bay window to front provides pleasing views of the Axe Valley. Window to side. Original picture rail and cornice to ceiling. Two radiators.

### Bedroom One

uPVC bay window to front provides views of the Axe Valley and Haven Cliff. Feature open fireplace with tiled surround, hearth and mantle. Original cornice to ceiling. Radiator.

### Bedroom two

Double doors give access to rear garden. Coved ceiling. Radiator.

### Bathroom

Obscure glazed window to side. White suite, comprising; close coupled WC with co-ordinating seat, vanity style wash hand basin with chrome mixer tap and cupboard beneath. Panel bath with chrome mixer tap and handheld shower attachment. Extraction. Coved ceiling. Radiator.

### Kitchen/ Dining Room

Dual aspect, windows to rear and side Door to rear, providing access to the rear garden and garage.

The kitchen has been stylishly re-fitted to three sides with a range of matching wall and base units. L shaped run of work surface, with inset one and a half bowl composite sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for dishwasher. Space for inset oven, with extraction over. Further short run of work surface, with space and plumbing for washing machine. Wall mounted Valliant gas fired boiler for central heating and hot water. Coved ceiling. Radiator.

### Outside

The property is approached from Marsh Road through a wrought iron gate, over the path leading to the front door. The south and east front garden is laid to lawn and bordered by a wall, some hedging and flower and shrub borders. A tarmac driveway at the side of the property leads to:-

### Single Garage

Space for parking a vehicle.

### Rear Garden

The rear garden comprises areas of gravel and patio, a timber garden shed, raised flower beds and flower borders. The garden offers a lovely space for outside entertaining or al fresco dining.

### Council Tax

East Devon District Council; Tax Band B- Payable 2023/24: £1,858.32 per annum.

### Tenure

Leasehold - lease to 31 August 2985, meaning there is approx. 973 years remaining. This apartment comes with 100% share of freehold.

We understand that the cost of any maintenance or repair to the foundations, main walls, timbers, roof and external parts of the building, path and driveway is split equally between the two flats.

### 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.

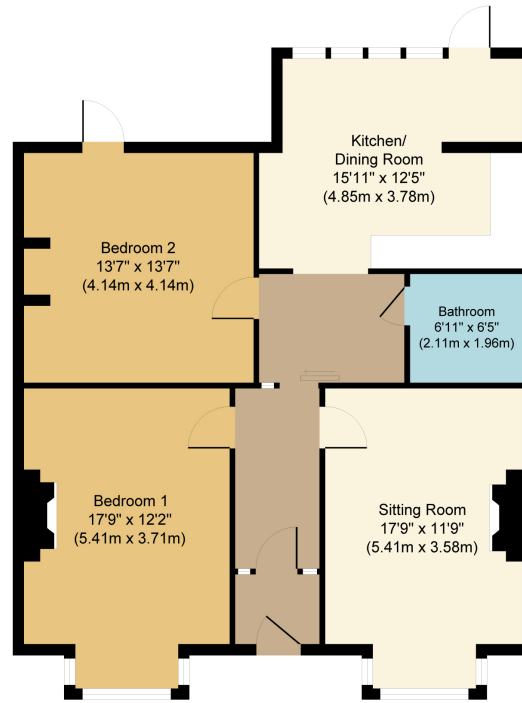
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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

Client Money Protection provided by Propertymark: C0124251



Approximate Floor Area  
 970 sq. ft  
 (90.10 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	74
(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	