



**John
Wood
& Co**

**Coast &
Country since 1977**

Roman Way, Seaton, Devon

£225,000 Leasehold



PROPERTY DESCRIPTION

An attractive and well-presented two bedroomed maisonette, located in a most appealing position, close to the Town Centre, Sea front, beach, restaurants and Cafe's, and only a short distance from the field containing the Roman ruins, benefiting from a balcony and super sea views.

The spacious accommodation briefly comprises; entrance hall with stairs to first floor, where there is a lovely bright sitting/ dining room, with sliding doors to a good-sized balcony, offering glorious Axe Valley and Sea views, together with a fitted kitchen and a WC. The second floor has two double bedrooms and a family bathroom.

Outside, the property benefits from a lovely enclosed rear garden, providing ample opportunity for outside entertaining and al fresco dining, together with a garage en bloc. The property has the usual attributes of double glazed windows and electric heating.



FEATURES

- 2 Bed Maisonette
- Superb Sea and Axe Valley views
- Enclosed Rear Garden
- Well Presented Throughout
- Garage En-Bloc
- Close to Beach and Sea Front
- Excellent Sized Balcony
- Sitting/ Dining Room
- Close To Town Centre and Shops
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

The front door leads into a large entrance hall, with stairs leading to the first floor, a good sized understairs storage cupboard and a radiator.

The First Floor

Landing:

Door to large storage cupboard. Door to WC. Stairs to second floor and a radiator.

Door to sitting/ dining room:

A good-sized L shaped room, with sliding doors to a balcony, which provides delightful Axe Valley and Sea views.

Kitchen:

The kitchen is principally fitted to two sides, with a range of matching wall and base units. On one side of the kitchen, is a run of work surface, with inset one and a half bowl stainless steel sink and drainer with mixer tap, with cupboards beneath including space and plumbing for washing machine. To the side, there is space for a free-standing fridge freezer.

On the other side is the kitchen, is a further run of work surface, with inset four ring hob, with cupboards and drawers beneath and extraction over. Full height unit incorporating double oven and grill, with further storage above and beneath.

Second Floor

Landing:

Hatch to insulated roof space. Door to airing cupboard with slatted shelves. Door to storage cupboard.

Doors off to two double bedrooms, with the bedroom at the front benefiting from Axe Valley and Sea views and built in wardrobes.

The family bathroom is fitted with a full suite, including; WC with wooden seat, panel bath with chrome taps, pedestal wash hand basin with chrome taps, and a shower cubicle with bi-folding screen, fitted with a Mira Sport electric shower. Heated towel rail, radiator.

Outside

The property has pedestrian access, to the side of the property, through a door to a small communal area, where there is only access to one other property, or via the gate at the rear, which leads to the garden.

Rear Garden

The rear garden can be accessed via a timber gate at the rear, or via a door from the communal hallway, and has a small area of patio, with a bin store, with steps leading up to a large gravelled area, perfect for outside entertaining and al fresco dining.

Garage

Manual up and over door, with storage above.

Tenure and Charges

We are advised that there is approximately 90 years remaining on the lease.

There are no restrictions or charges that the vendor is aware of.

General Information

Mobile Availability at the property: Please follow this link to check the mobile availability at the property: Postcode: EX12 2NT

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband Availability at the property: Please follow this link to check the broadband connection and possible speeds availability at the property: Postcode: EX12 2NT

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Energy Performance Certificate (EPC)

Please follow the link below, to review the current EPC:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9114-1034-9002-0196-4506>

Utilities:

We are advised that all mains services are connected, including Water, electricity, sewerage and telecommunications.

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.

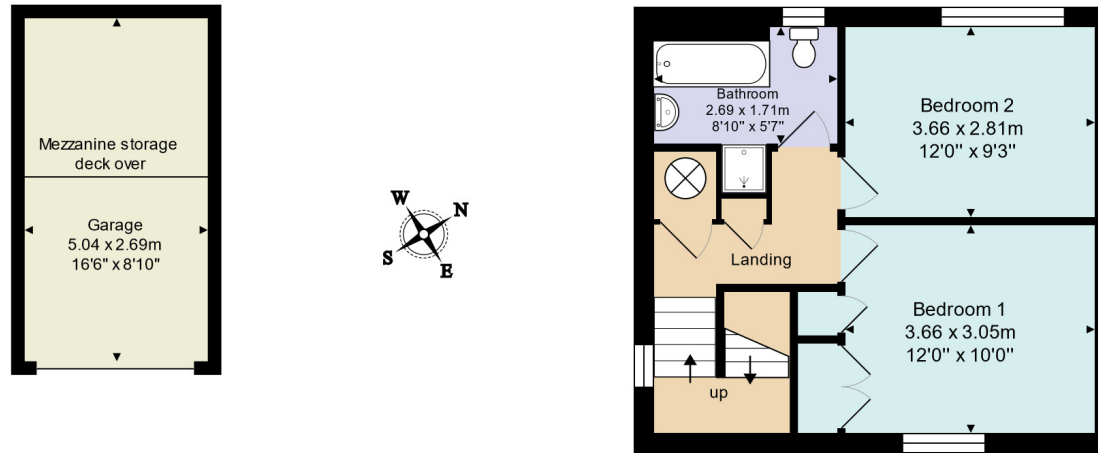
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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

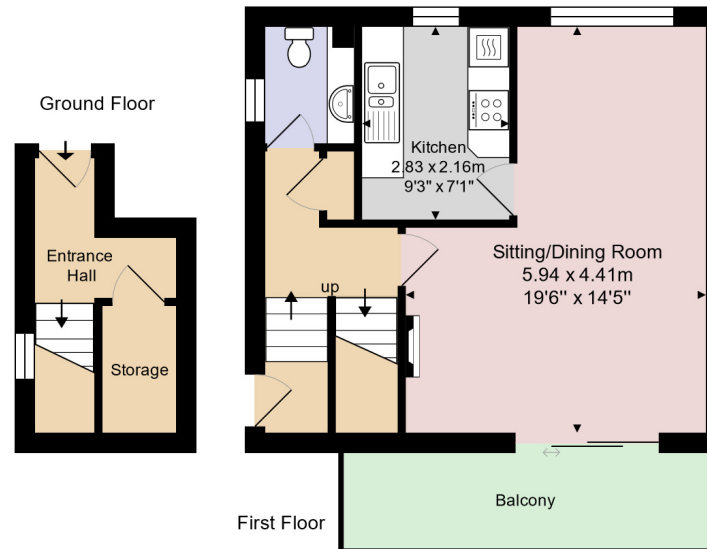
Client Money Protection provided by Propertymark: C0124251



Total Area: 83.8 m² ... 901 ft² (excluding balcony, garage)

Not to scale. Measurements are approximate and for guidance only.

Second Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	