



**140 Flat 2, Harepath Road, Seaton,
Devon. EX12 2DX**

£145,000 Leasehold

- No Chain
- First Floor Apartment
- Two Bedrooms
- Close to Town Centre, shops and amenities
- Close to Beach and Sea Front
- In need of refurbishment
- Parking Space
- Buy To Let Investment Opportunity

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PROPERTY DESCRIPTION

****NO CHAIN****

An opportunity to update and refurbish a two bedroom first floor apartment, located just 50 metres from Seaton Primary School, Hospital and Medical Practice and within walking distance of the town centre and sea front. with the advantage of a parking space.

At present, the property has been cleaned and stripped back, ready for a refurbishment programme, and these works would include; re-decoration, a new kitchen and an updated bathroom suite. The property does have the advantage of uPVC double glazed windows and gas fire central heating, with an older style boiler. Additionally, there is potential to extend up into the loft (roof = cut roof construction, with space for a staircase on the landing)

The apartment is sold with no onward chain, and would make an excellent buy to let investment purchase.



ROOM DESCRIPTIONS

The Property:

Staircase from communal entrance hall rising to the first floor, with half-glazed front door to the flat.

The entrance hall comprises; coats cupboard, door to airing cupboard with factory-insulated hot water cylinder with back-up immersion heater, thermostat and 24-hr/7day heating programmer.

Hatch to roof space.

Living Room

3.63m x 5.08m (11'11" x 16'8"). Large windows to South and West.

Radiator.

Potential opportunity: the living room could become a kitchen/diner/day room, releasing the existing kitchen for a third double bedroom or home office.

Kitchen

2.90m x 3.68m (9'6" x 12'1"). Dual aspect windows to front and side (North & West) giving sea glimpses. The original kitchen units have been stripped out ready for the a prospective purchaser to install a new range of fittings. Wall-mounted gas boiler. Radiator.

Bedroom One

3.66m x 3.61m (12' x 11'10") into fitted wardrobe. Window to rear.

Radiator.

Bedroom Two

3.63m x 2.90m (11'11" x 9'6"). Window to rear. Radiator.

Bathroom

Old-style, comprising bath, washbasin and WC. Radiator.

Outside

The property is approached over a gravelled entrance drive, which provides a parking space, with a paved path leading to the front door.

Tenure

This apartment will have a new 999 year lease created, once a purchaser is secured. There will be no restrictions on holiday letting.

Council Tax

East Devon District Council; Tax Band A - Payable 2023/24: £1,520.24 per 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

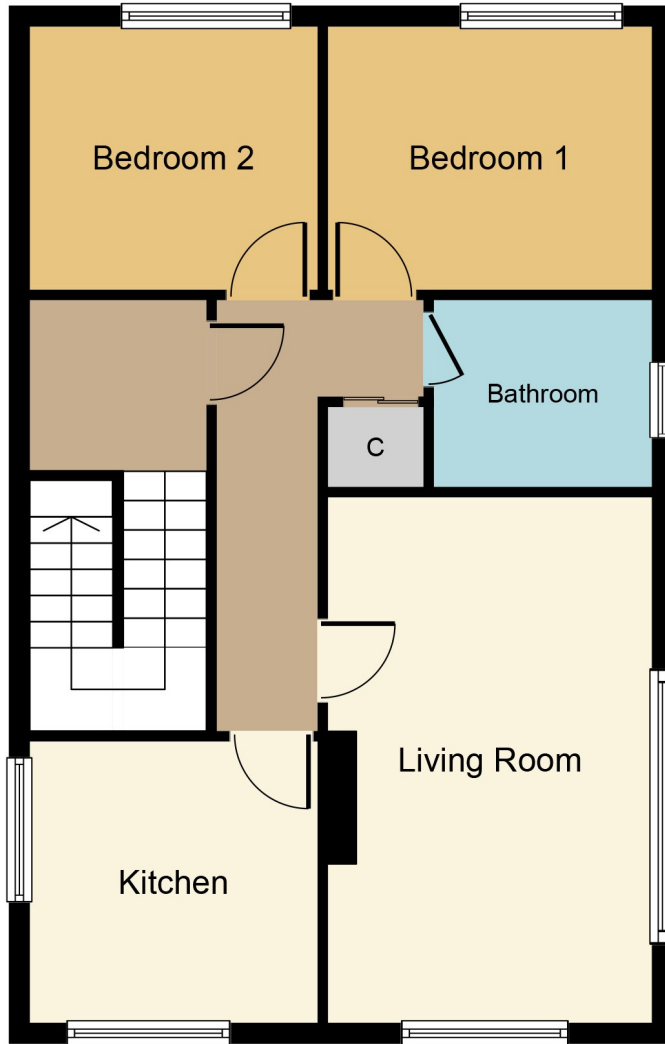
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Opening Hours

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



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(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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