



**4 Major Terrace, Major Terrace, Seaton**

**£115,000 Leasehold**





## PROPERTY DESCRIPTION

A one bedroom third floor apartment, in a Victorian Terraced house, located in an excellent and convenient position, close to the Town Centre, Sea front, beach, restaurants and Cafe's.

The accommodation includes; living room, kitchen, large double bedroom and a shower room. The apartment also benefits from one parking space to the front of the building, and the freehold.

## FEATURES

- One Bedroom
- Leasehold
- One Parking Space to Front
- Includes Freehold to building
- Shower Room
- Close to Beach and Sea Front
- Close to Town Centre, shops and amenities
- Third Floor Apartment





## ROOM DESCRIPTIONS

### Tenure and Charges

We are advised that there is approx. 997 years remaining on the lease.

### Charges:

£25.00 per year ground rent

21% share of the buildings insurance.

The maintenance is split between the apartments when any maintenance is required.

The apartment is a leasehold, however the vendor holds the freehold and this apartment sale includes the freehold.

### The Property:

Stairs lead up from the second floor communal hallway, up to the apartments main accommodation/ landing.

Door to: -

### Living Room

Dual aspect, windows to front and rear, together with Velux to roof. Coved ceiling. Radiator.

Square archway through to: -

### Kitchen

Window to front. The kitchen has been principally fitted to three sides, with a range of matching wall and base units. U shaped run of laminate work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. Inset four ring electric hob, with built in oven beneath.

Returning to landing, doors off to: -

### Double Bedroom

Window to rear. Electric heater. Two separate doors to large storage cupboards/ eaves storage.

### Shower

Window to front. WC, pedestal wash hand basin with chrome taps, shower cubicle, fitted with a Mira electric shower and a curtain.

### Outside

The property is approached via Queen Street and through to Major Terrace, The apartment is accessed via the communal front door and up the stairs.

Please note there is one parking space for this apartment, located to the front.

Rear Courtyard:

The apartment has a 50% of the rear courtyard space.

### 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

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.

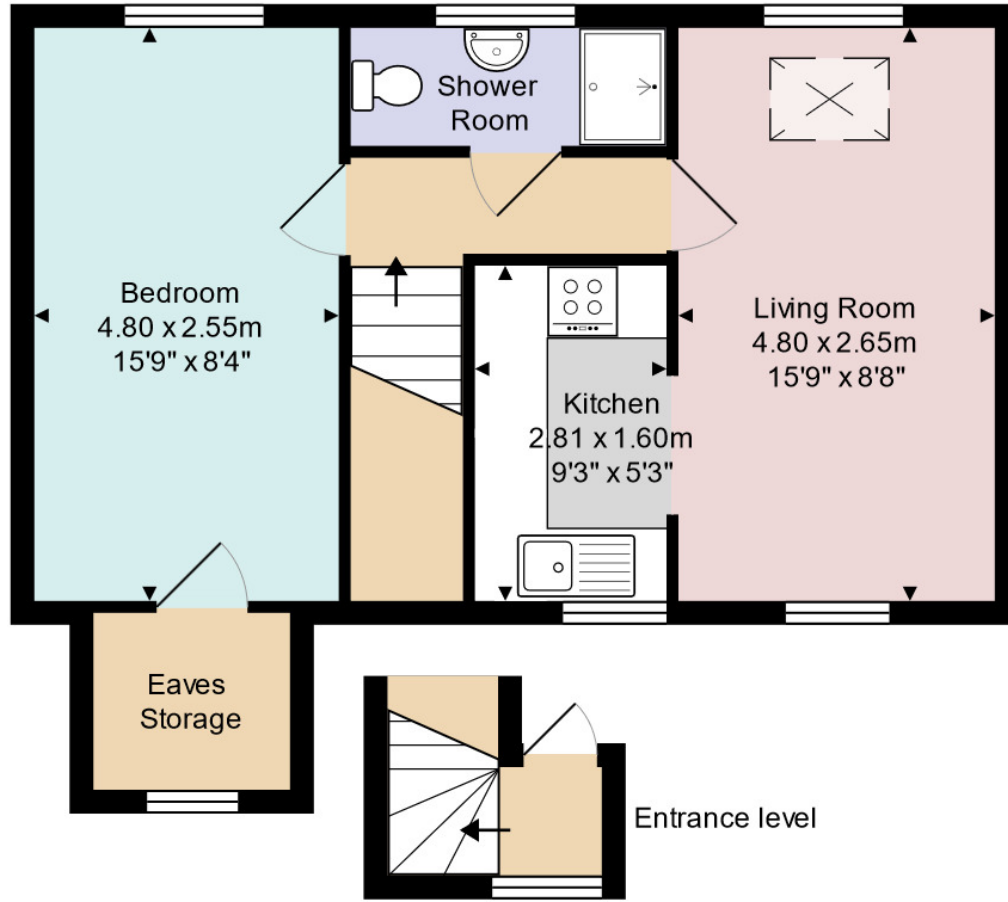
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### 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: 43.5 m<sup>2</sup> ... 469 ft<sup>2</sup>  
 Not to scale. Measurements are approximate and for guidance only.

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>		
(39-54)	<b>E</b>		52
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	22	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			