





## PROPERTY DESCRIPTION

An appealing and well presented second floor apartment, in a fantastic position, close to the town centre and sea front, beach, shops, restaurants and amenities. The apartment benefits from parking, a balcony, pleasing outward views towards Seaton Wetlands, and a 10 year NHBC warrants, with 6 years remaining.

The spacious accommodation comprises; open plan living room dining room with a fitted kitchen, two good sized bedrooms, and a bathroom.

This apartment would make an ideal first purchase, 'lock up and leave' holiday home, family home or buy to let investment opportunity.



## FEATURES

- New Build 2019
- Balcony
- Two Bedrooms
- Well Presented Throughout
- Open Plan Living Dining Kitchen
- Second Floor Apartment
- Spacious and Bright
- Close to Town Centre and Sea Front
- 999 Year Lease
- EPC Rating B



## ROOM DESCRIPTIONS

**The Property:**  
Front door into: -

**Hallway**  
Window to rear. Radiator. Doors to two separate cupboards. Hatch to roof space.

### Living Dining Kitchen (Open Plan)

**Kitchen**  
Window to rear. The kitchen has been principally fitted to three sides, with a range of matching wall and base units, with white gloss door and door fronts with silver handles. U shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath, including space and plumbing for washing machine. Inset four ring gas hob, with built in oven beneath and extraction over. Wall mounted gas fired boiler for central heating and hot water. Full height unit incorporating built in fridge freezer.

### Living/ Dining Room

Double doors to front, giving access to the balcony, and providing lovely outward views over Seaton's beautiful Wetlands and out towards Axmouth. Two Radiators.

### Bedroom One

Window to front. Radiator. Double doors to built in wardrobe with hanging rail and shelf.

### Bedroom Two

Window to front. Radiator.

### Bathroom

Obscure glazed window to rear. White suite, comprising; WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. Panel bath with shower attachment over, and glazed shower screen. Feature wall with attractive tiling. Wall mounted mirrored cupboard. Ladder style towel rail.

### Outside

The property can be approached via the rear, over a tarmac parking area, with one allocated space. The tarmac parking area, has a paved path leading the rear door and the communal area.

Alternatively, the property can be accessed via the front, there is on street parking, with a paved path leading to the front door to the building, providing access to the communal area.

Communal area: Easy rising stairs lead to the second floor, and the apartment door. The communal hallway is bright and spacious.

### Tenure and Charges

We are advised that the lease length is 999 years from June 2015.

### Charges:

Service Charge: Approx. £1,350 per annum.

Ground Ret: Approx. £200 per annum.

### Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,027.00. 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.

The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### 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.

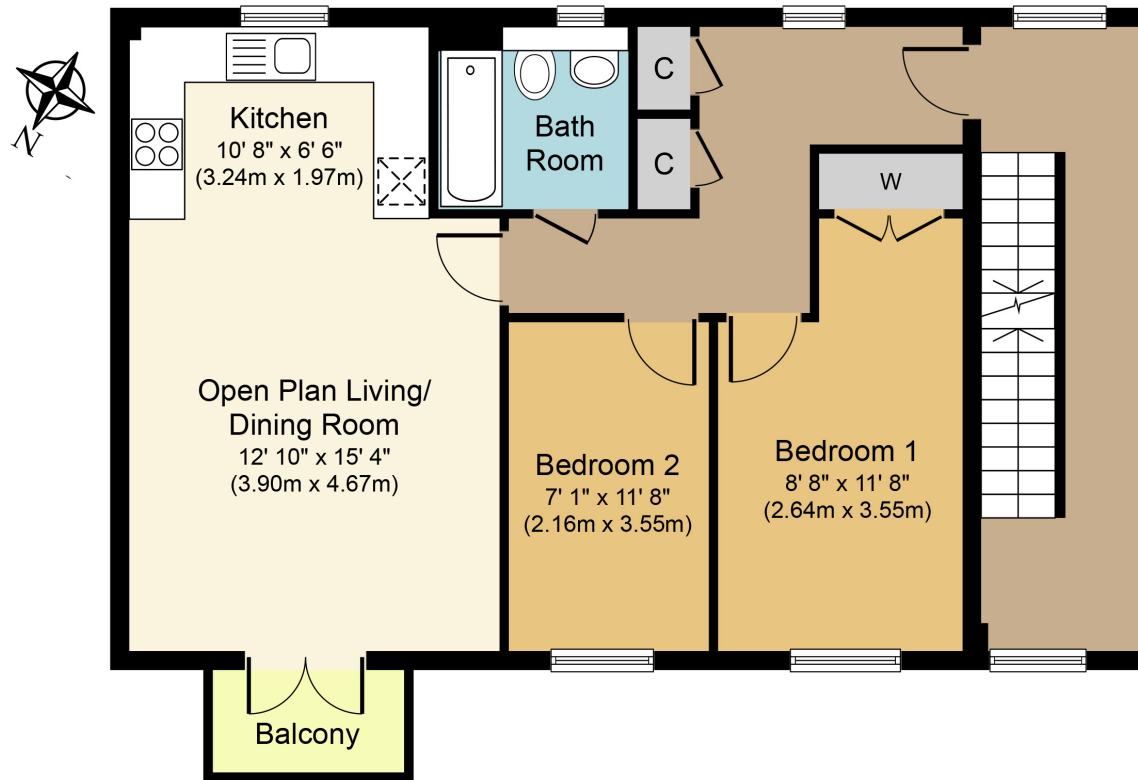
Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251

### Please note:

As per Section 21 of the Estate Agent Act (1979), we declare there is a personal interest in the sale, as the property being sold is owned by a staff member of John Wood & Co.





**Approximate Floor Area**  
646 sq. ft.  
(60.0 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	