





PROPERTY DESCRIPTION

A beautifully presented and appealing two bedroom ground floor apartment located in a quiet cul-de-sac with the benefit of a delightful private landscaped garden, garage and parking.

The Spacious, light and bright accommodation briefly comprises; entrance hall, super living/ dining room with double doors to the rear garden, stylishly fitted kitchen, two bedrooms, one again benefiting from double doors to the garden, together with a family bathroom. Outside, there is a single garage en-bloc with parking and an enclosed rear garden, which has areas of lawn and patio and offers a truly delightful setting for outside entertaining and al fresco dining.

FEATURES

- No Onward Chain
- Ground Floor Apartment
- Two Bedrooms
- Enclosed Rear Garden
- Single Garage & Parking
- Beautifully Presented Throughout
- Light, Bright & Spacious
- Leasehold - 958 years approx. remaining
- Living/ Dining Room With Doors To Garden
- EPC Rating D





ROOM DESCRIPTIONS

Tenure and Charges

We are advised that the lease has approximately 958 years remaining, with a share of the freehold.

Charges:

There is a service charge of approximately £750 per annum, which includes the building insurance and maintenance.

We understand that holiday letting is NOT permitted.

The Property:-

One of four apartments converted from a Victorian country house, the apartment retains a number of period features, including high ceilings, deep skirting boards, architectural joinery and panelled doors, constructed with colour washed rendered elevations under a slate roof.

The property has the usual attributes of double glazed windows and gas fired central heating, and benefits from a private entrance by the garage and parking.

Ground Floor Garden Apartment

The entrance hall has three storage cupboards and doors off to the living/ dining room, kitchen, both bedrooms and the bathroom.

Living/ Dining Room

A lovely spacious reception room, with double doors giving access to the enclosed and private rear garden. Charming feature window to the kitchen.

Kitchen

The kitchen has been principally fitted to three sides with a range of matching wall and base units. 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 induction hob with extraction above and a built in double oven and grill beneath. Space for under counter fridge and under counter freezer.

Bedroom and Bathroom

There are two double bedrooms, with the principal suite benefiting from double doors giving access to the garden.

The bathroom is fitted with a white suite and comprises; vanity style wash hand basin with a chrome mixer tap and built in cupboards and drawers, with built in WC alongside. Panel bath with chrome taps, a shower fitted above and a glazed shower screen. Chrome ladder style towel rail.

Outside

To the front of the property, there is parking and access to the single garage, together with a private store area.

The garden to the rear can be accessed from a gate to the side of the property or via the double doors from both the main bedroom and the living/ dining room.

The enclosed garden has a shed and areas of lawn and patio and offers a delightful and peaceful setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,362.76



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

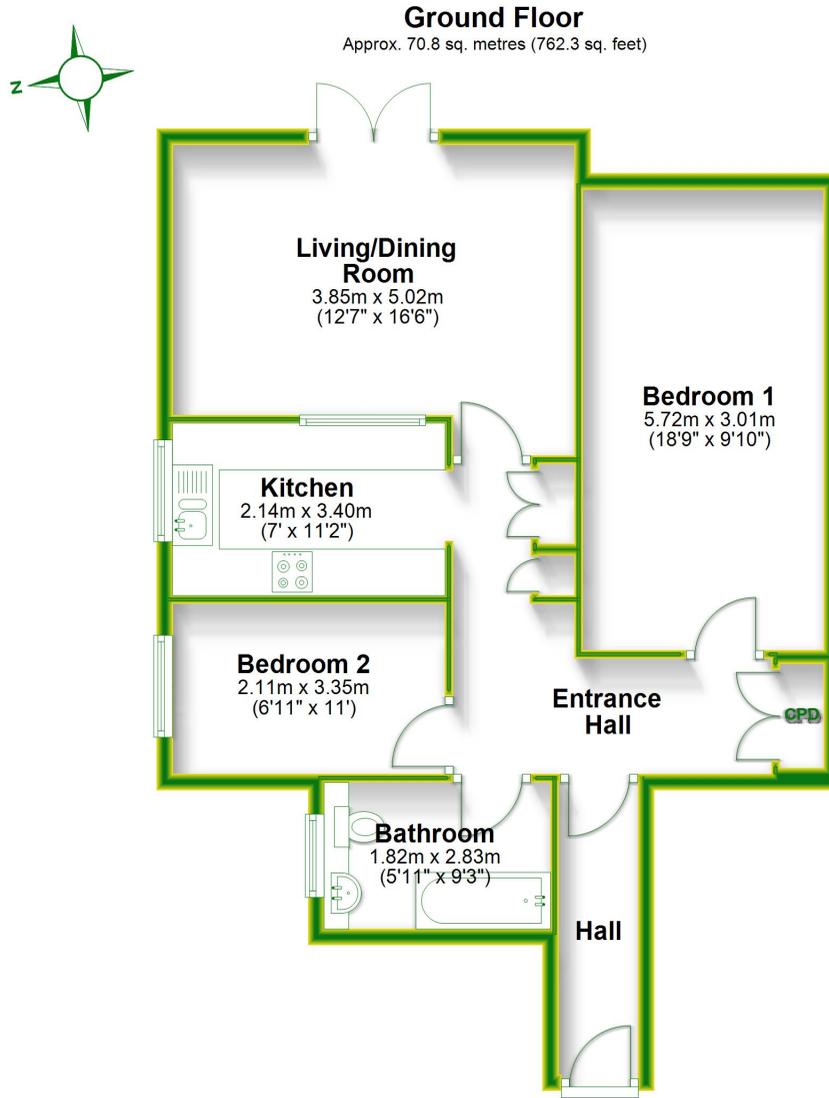
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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



Total area: approx. 70.8 sq. metres (762.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

Flat 1, SEATON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			