



26 Jubilee Lodge, Seaton, EX12 2WF

Asking Price £230,000 Leasehold

- A well presented ground floor apartment with open outlook
- Spacious living room and balcony
- Extensive lawned mature gardens
- Exclusively for the over 60's
- Highly convenient location close to town and beach
- Modern white suite shower room
- Permit parking for residents
- Two Bedrooms
- Double glazing and electric heating
- Residents lounge and laundry room

26 Jubilee Lodge, Seaton EX12 2WF

A well presented, spacious, ground floor apartment within this sought after development, specifically for the over 60's. This desirable apartment offers two good sized bedrooms, a bright and airy living room with balcony, modern white suite shower room and well appointed kitchen with integrated appliances. Situated in a highly convenient location with easy access to the beach, sea front and town centre amenities. Jubilee Lodge is a well appointed purpose development offering excellent lawned communal gardens, laundry facilities, a House Manger and open views towards countryside.



Council Tax Band: C



Communal Entrance

Main entrance door with secure intercom system. The communal hallway leads to the front door of number 26.

Entrance Hall

Cupboard with automatic light housing hot water tank. Further storage cupboard. Night storage heater. Telephone point.

Lounge

22'8 x 10'5" narrowing to 8'9" (6.91m x 3.18m narrowing to 2.67m)

Door with access to balcony with open outlook across the gardens. Feature fireplace with mantle, surround & hearth. Night storage heater. TV and radio point.

Balcony

6'9" x 6'5" (2.06m x 1.96m)

Open outlook across the gardens towards the Axe Estuary & countryside beyond. Tiled floor.

Kitchen

8'5" x 7'7" (2.57m x 2.31m)

Aspect over the gardens. Comprehensively fitted with roll top work surfaces, drawer units, cupboard units, eye level wall units, inset stainless steel sink unit. Built in oven and hob with hood over. Tiled splash backs. Integrated fridge and freezer.

Bedroom One

15'7 x 9'3" (4.75m x 2.82m)

Outlook across the gardens to countryside beyond. Night storage heater. Built in wardrobes with sliding mirror fronted doors.

Bedroom Two

15'7" x 9'1" (4.75m x 2.77m)

Open outlook, Dimplex electric heater.

Shower Room

6'10" x 5'5" (2.08m x 1.65m)

Fitted with modern white suite comprising a double sized shower with sliding glazed screen, low level WC, inset wash hand basin with cupboards below, shaver/light point with mirror over. Fully tiled walls, shelved alcove. Dimplex wall mounted fan heater. Window to side and extractor unit.

Jubilee Lodge

Jubilee Lodge is a purpose built development, specifically for the over 60's and was completed in 2002. Residents have the use of a communal laundry room and a spacious residents lounge. Outside, there are extensive communal grounds laid to lawn with a selection of mature trees and seating areas with views towards the Axe Cliff /surrounding countryside. To the front of the development is a permit car park specifically for the use of residents of Jubilee Lodge. A house manager is available Monday to Friday from 9am to 5pm and there is a Careline emergency assistance system available.

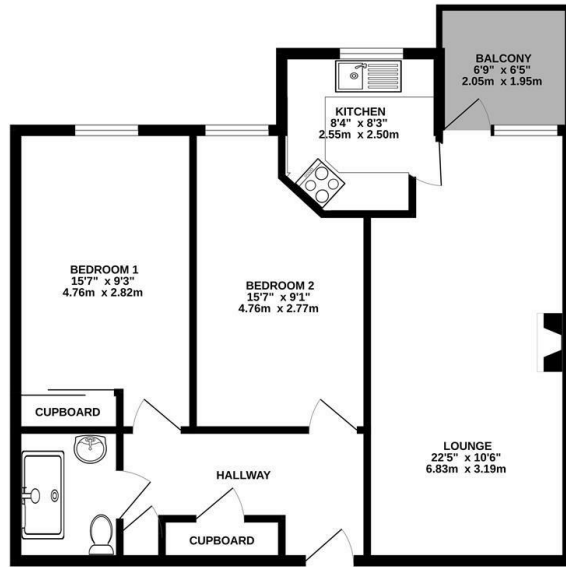
TENURE & SERVICE CHARGE

Leasehold-remainder of 125 year lease from 2002.

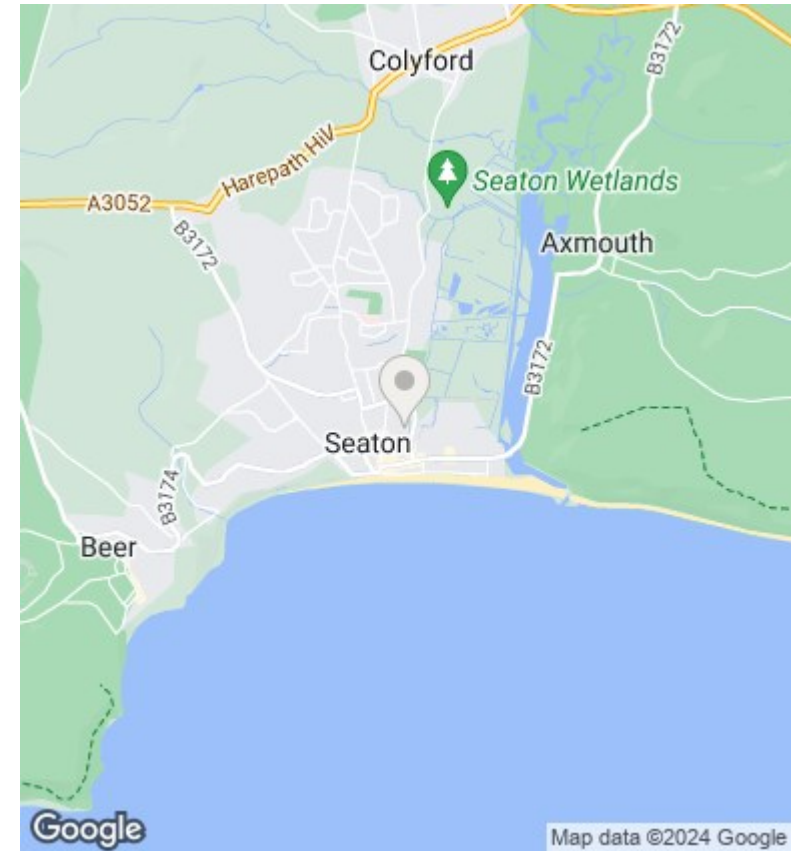
We are advised the current service charge is £3726.76 per annum (payable in two bi-annual instalments)

Ground Rent : £350 per annum.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency on the day.
Made with Letting 02/24



Directions

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	