



40 Norcombe Court, Harbour Road, Seaton, Devon, EX12 2XN

Asking Price £172,000 Leasehold

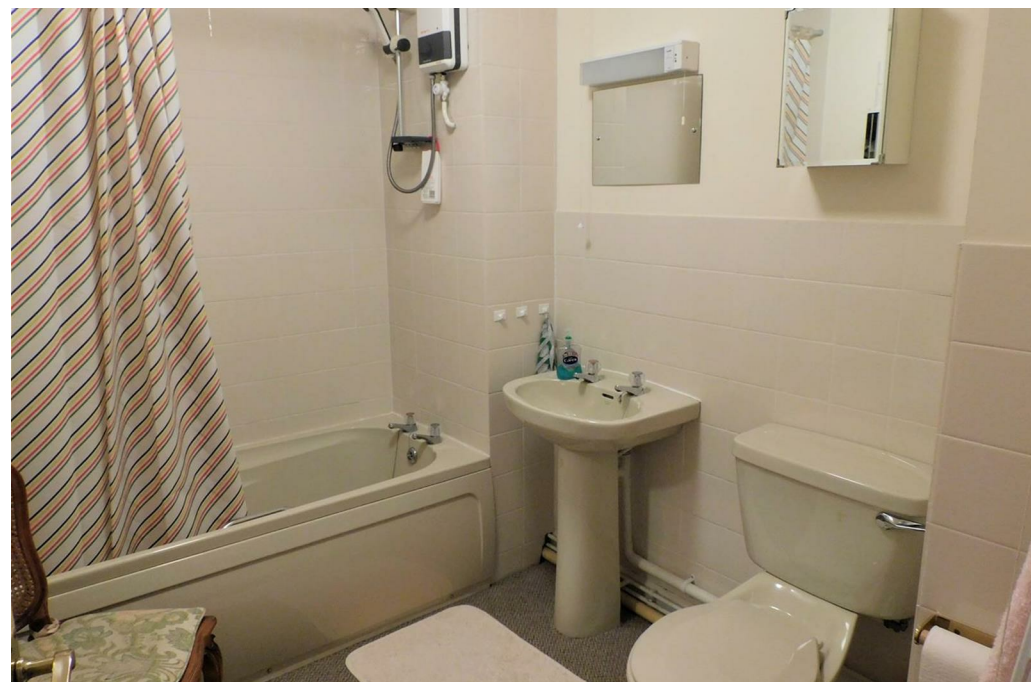
- Two Bedrooms
- Close To The Beach
- No Onward Chain
- Lift To All Floors
- Allocated Parking

40 Norcombe Court, Seaton EX12 2XN

A purpose built third floor two bedroom apartment, which is quite literally a stones throw from the beach at Seaton. As well as a primary residence, this property is an ideal second home or is suitable to generate rental income. Benefits include a lift to all floors, parking space and no onward chain.



Council Tax Band: B



ENTRANCE

There are security doors at the sea front entrance to the property and from the car park at the rear. An entry phone at both doors to allow screened visitor access. Once inside, there is a lift to all floors and a flight of stairs.

PROPERTY ENTRANCE

The front door is a short walk from the lift and stairs, and the front door gives access to

ENTRANCE HALL

Doors leading off give access to all accommodation. Within the hallway is a large storage cupboard and an airing cupboard. Wall mounted comms for the entry phone.

OPEN PLAN KITCHEN/LOUNGE

KITCHEN AREA

3.4 x 2.0

Fitted with a range of matching wall and base units with worktop over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine, space for fridge freezer and space for electric cooker.

LOUNGE AREA

5.1 x 3.0

Juliet balcony giving views to the north and west over the town. Electric heater and ceiling light point.

BEDROOM ONE

2.5 x 4.4

Double bedroom with double glazed window to the rear aspect. Wall mounted electric panel heater and ceiling light point.

BEDROOM TWO

4.4 x 1.95

Single bedroom with double glazed window to the rear aspect. Wall mounted electric panel heater and ceiling light point.

BATHROOM

Fitted with a coloured suite comprising of a low level wc, pedestal wash hand basin and panel bath with Redwing shower over. Wall mounted Dimplex heater and electrically heated towel rail.

Agents Notes

Tenure: Leasehold

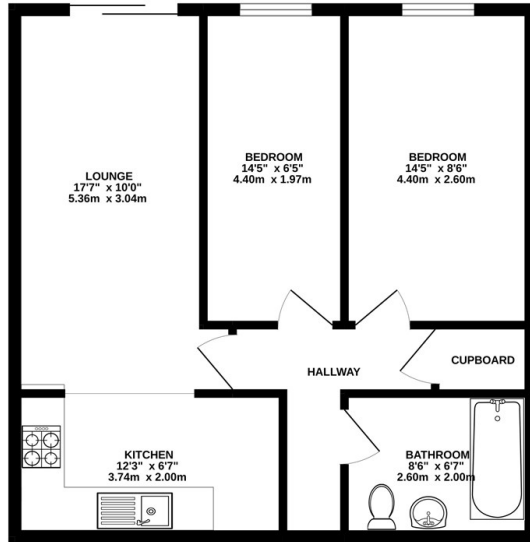
Service Charge: £1412.00

Lease length: 999 year lease with 966 year remaining

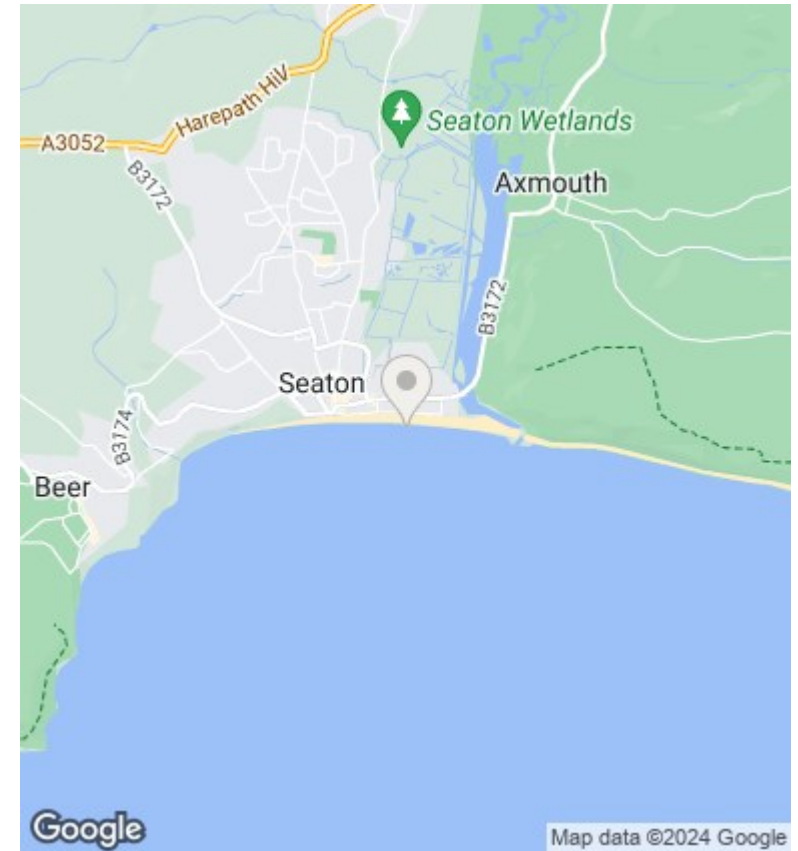
Local Authority: East Devon District Council

Tax Band: B

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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 as to their operability or efficiency can be given. Made with floorplan.co.uk



Directions

On entering Harbour Road head East towards Axmouth. Norcombe Court can be found on the right hand side just past the entrance to Tesco.

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	