



48 Riverdale Close, Seaton, Devon, EX12 2TN

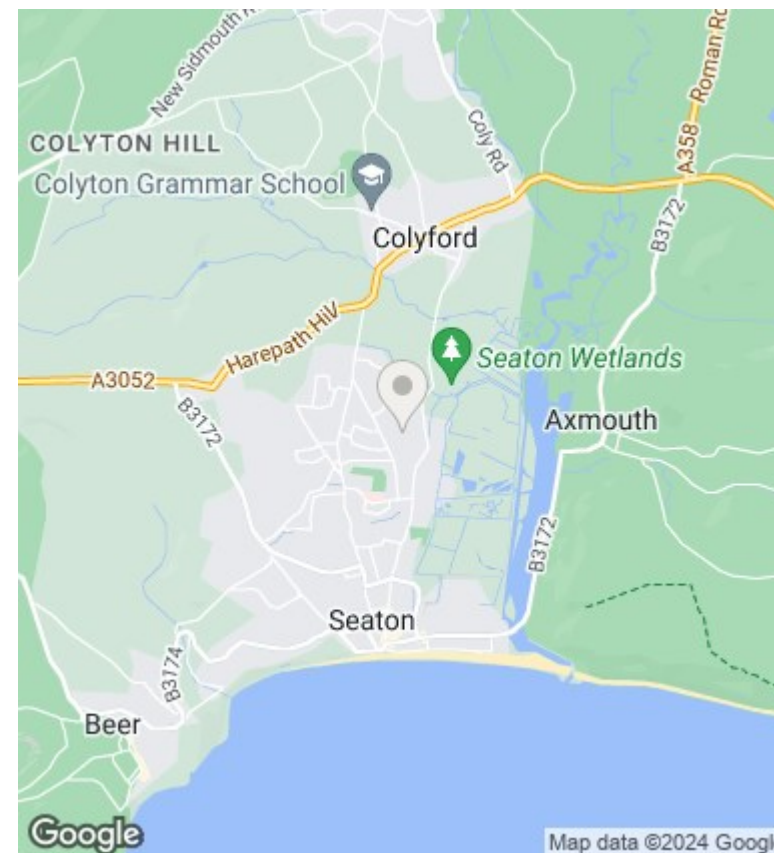
£159,950 Leasehold

- Two Bedrooms
- NO ONWARD CHAIN
- Ideal Investment Opportunity
- First Floor Apartment
- Gas Fired Central Heating
- Edge Of Town Location
- Garage
- Double Glazing

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used in conjunction with a 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.com](https://www.floorplan.com/) 12/2022



Directions

From our office in Queen Street proceed north, and at the traffic lights turn right into Manor Road. At the mini roundabout turn left onto Colyford Road for approximately half a mile, and Riverdale can be found on the left hand side. Turn into Riverdale and then first right into Riverdale Close and the property can be found on the left hand side.

Viewings

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

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	