



## Flat 3 Capricorn House, 28 Beer Road, Seaton, EX12 2PD

Asking Price £150,000 Share of Freehold

- A ground floor apartment
- Spacious living room
- Walk in shower room
- NO ONWARD CHAIN
- Living room with bay window
- Modern fitted kitchen
- Gas central heating and sealed unit double glazing
- Very convenient town centre location close to the beach
- One double bedroom
- Private enclosed rear courtyard

## 28 Beer Road, Seaton EX12 2PD

This is an attractive ground floor apartment located in a highly convenient town centre location within easy walking distance of the shops, amenities and popular sea front. The apartment benefits from sealed unit double glazing and gas central heating. The accommodation briefly comprises a spacious living room, a well fitted modern kitchen, main bedroom and walk in wet room/shower. There is also an additional box/storage room. Outside to the front is south facing sitting out area whilst to the rear is a level enclosed, courtyard style garden. There is also one allocated parking space. The property would make an ideal 'lock up and leave' or permanent residence and is offered with NO ONWARD CHAIN.



Council Tax Band: A



## **GROUND FLOOR**

Front door to communal hallway leading to personal door to flat.

## **LIVING ROOM**

16'4" x 12'5" (4.98m x 3.78m)

A bright room with southerly aspect, bay window, fire surround with hearth and mantel over. Wall light points. Radiator. Doorway leading to inner hall

## **INNER HALLWAY**

With doors leading to all principal rooms and door leading to rear courtyard.  
Radiator.

## **WALK IN STORE ROOM**

A good sized storage cupboard which also contains two further storage cupboards within.

## **KITCHEN**

9'10" x 8'02" (3.00m x 2.49m)

Fitted with range of modern units comprising roll top work surfaces, drawer units, cupboard units, eye level wall units, sink with single drainer, space and plumbing for automatic washing machine. Space for cooker with hood over. Space for fridge freezer. Fully tiled surrounds, vinyl flooring. Wall mounted gas fired Combination boiler. Sealed unit double glazing.

## **BEDROOM**

10'5" x 9'2" (3.18m x 2.79m)

Outlook over the rear garden, radiator and TV point.

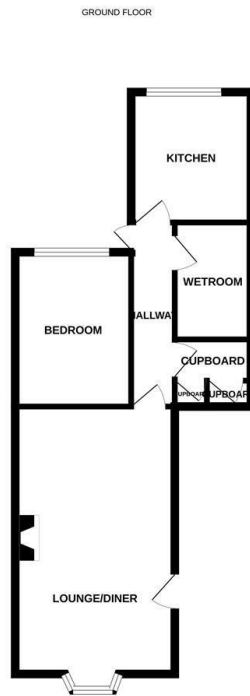
## **SHOWER ROOM**

14'11" x 9'2" (4.55m x 2.79m)

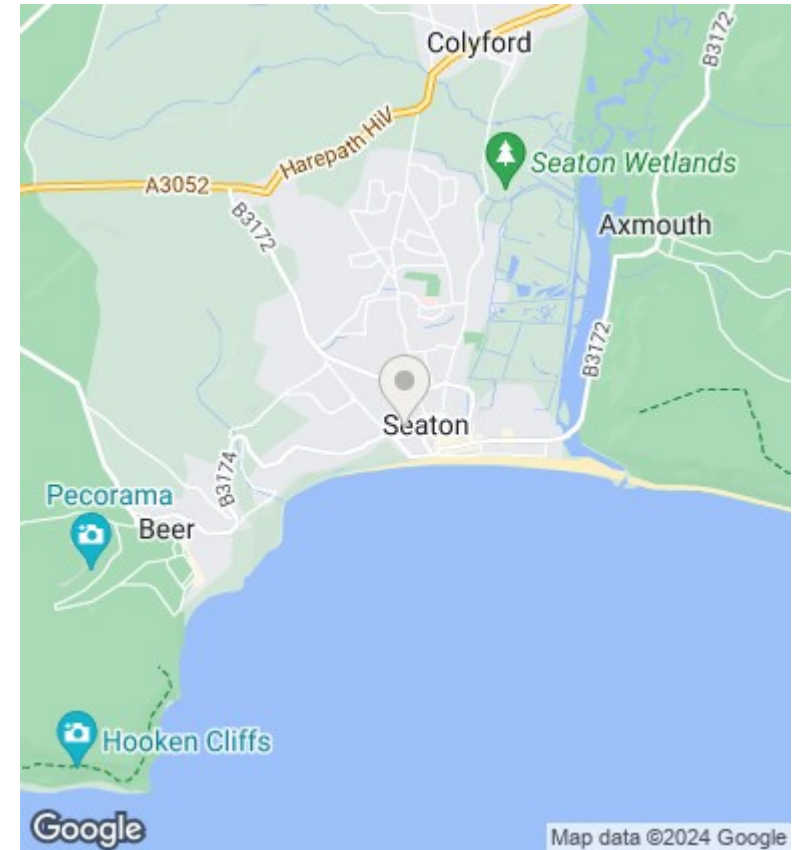
A white suite comprising low level WC, inset wash hand basin with cupboard below, chrome heated towel rail, walk in shower with fitted electric | Mira Sport shower, seat and screen. Mirror fronted cupboard, Fully tiled surrounds.  
Shaver/light point.

## **OUTSIDE**

To the front of the flat is a south facing open plan hard standing area. To the rear is an enclosed courtyard style garden with paving and a gate leading to the allocated parking space. The flat enjoys its own personal door from the garden to the apartment's own hallway.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with floorplan 12/2024



## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	