



## Flat 3 Fulton House Manor Court, Seaton, EX12 2UJ

Asking Price £220,000 Leasehold

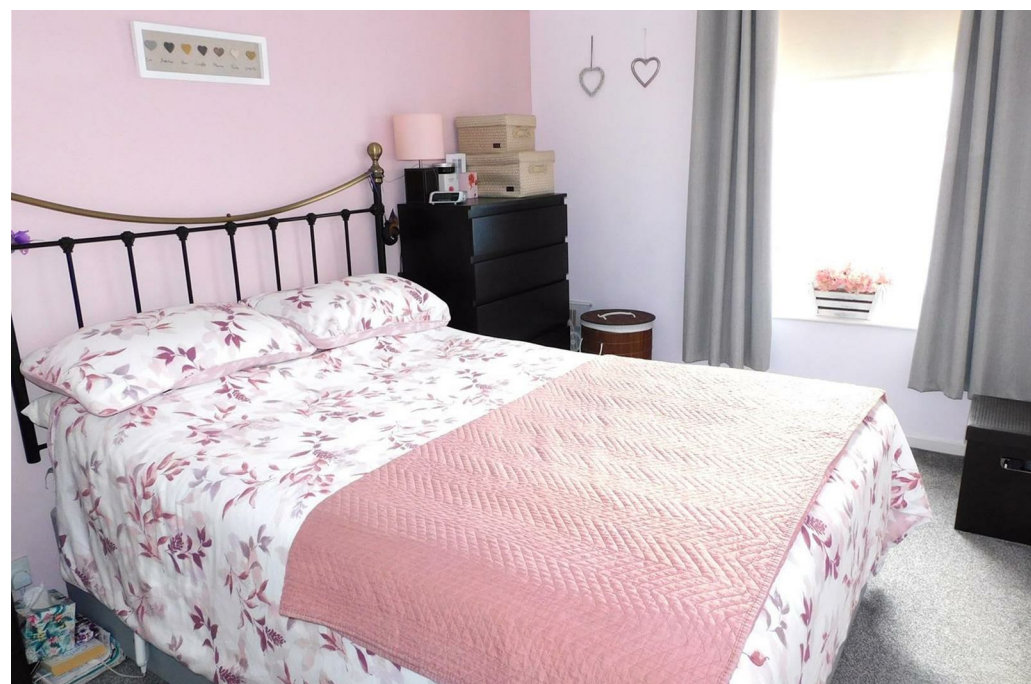
- A well presented first floor apartment
- Spacious living room
- Contemporary white suite shower room
- Single garage
- Highly convenient, peaceful town centre location
- South facing sun room/enclosed balcony
- Gas central heating
- Two double bedrooms
- Well appointed modern kitchen
- Sealed unit double glazing

## Flat 3 Fulton House Manor Court, Seaton EX12 2UJ

This is a well appointed, immaculately presented first floor apartment occupying a highly convenient 'tucked away' location within very easy reach of the town amenities and sea front. The property benefits from sealed unit double glazing and gas central heating. The accommodation briefly comprises a spacious living room, adjoining enclosed balcony/sun room with southerly aspect, well appointed modern kitchen, two double bedrooms and a contemporary white suite shower room. Outside, there is a single garage and visitors parking close at hand. In summary, the apartment would make an ideal permanent residence or investment/'lock up and leave' property.



Council Tax Band: A



### ENTRANCE

Communal entrance with stairs to first floor, personal front door leading to

### RECEPTION HALL

Radiator, large airing cupboard with slatted shelving. Doors leading to

### LIVING/DINING ROOM

I shaped 18'0" x 18'0" max narrowing to 9'3" ( I shaped 5.49m x 5.49m max narrowing to 2.82m)

A bright and spacious room with large picture window to front, fitted fireplace with electric fire. Door to cupboard with wall mounted Worcester gas boiler powering central heating and providing hot water. Two radiators. Door to enclosed balcony/sun room.

### ENCLOSED BALCONY/SUN ROOM

7'02" x 4'00 (2.18m x 1.22m)

Large picture window with southerly aspect, this room has doors leading to both bedroom one and the living room

### KITCHEN

10'0" x 6'09" (3.05m x 2.06m)

Comprehensively fitted with wide range of modern units including work surfaces, drawer units, cupboard units, eye level wall units. Inset one and a half bowl sink unit with single drainer. Aspect to the rear of the property. Plumbing for automatic washing machine and space for tumble dryer. Space for free standing fridge/freezer. Inset four ring induction hob with oven and grill below.

### BEDROOM ONE

14'0" x 11'0" (4.27m x 3.35m)

Aspect over the front of the apartment, door to enclosed balcony. Radiator.

### BEDROOM TWO

14'0" x 8'6" (4.27m x 2.59m)

Aspect to front, double doors to built in wardrobe with hanging rail and shelving. Radiator.

### SHOWER ROOM

Well fitted with white suite comprising large walk in shower with fitted Triton shower unit, low level WC, pedestal wash hand basin, chrome heated towel rail, door to large built in storage cupboard. Vinyl flooring. Fully tiled walls.

### OUTSIDE

There is a single garage with up and over door.

### TENURE

Leasehold-remainder of 999 year lease with approx 963 years remaining. We are advised the quarterly service charge is circa £175 per quarter.

### AGENTS NOTE

Please note, the lease does not permit holiday letting although , we understand, long term letting is permitted. Also, the lease does state that pets are not permitted.

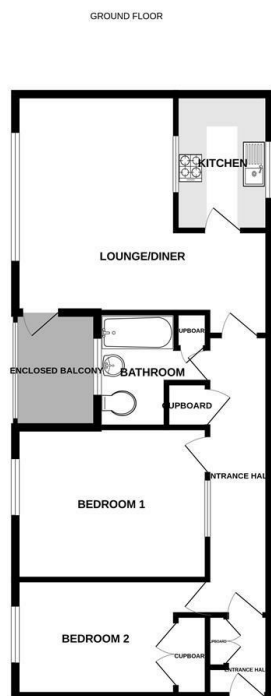
Council tax band : Band A

Local Authority : East Devon District Council

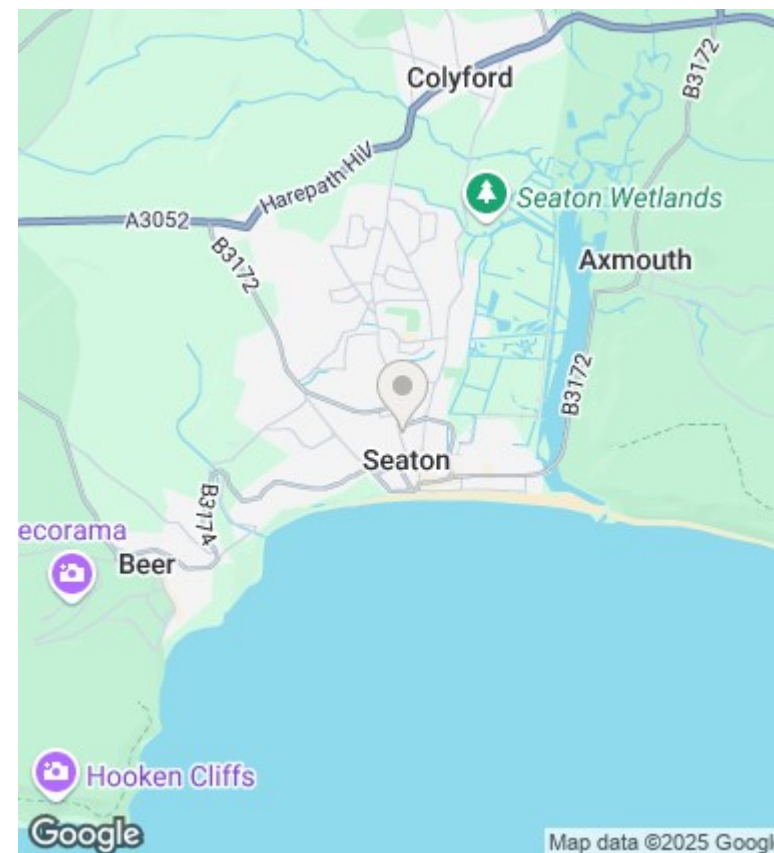
Broadband : Superfast part fibre broadband with a FTTC connection is available.

Standard broadband with a ADSL connection is available. Further information available from [www.openreach.com](http://www.openreach.com)

Mobile phone coverage: Further information can be found by accessing [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements 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 for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Neotape 12/2024



## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		