



Flat 31, Tanyards Court Beer Road, Seaton, EX12 2PA

Asking Price £125,000 Leasehold

- Stunning, spacious top floor apartment
- Panoramic sea, Axe Cliff, town and coastal views
- Re-fitted white suite shower room
- NO ONWARD CHAIN
- Exclusively for the over 55's
- Good sized living room
- Electric heating
- Two bedrooms (currently arranged as one with a larger living room)
- Modern fitted kitchen
- Lift to all floors

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This is a very well presented top floor (third floor) flat which enjoys stunning views across the town to the open sea, the Axe Cliff and the Jurassic coastline beyond. The apartment also has the advantage of a fine southerly aspect offering a good degree of sunshine in the summer months. The apartment is currently laid out as a one bedroom flat giving the distinct advantage of a larger living room. Originally constructed with two bedrooms the apartment could easily convert back to this format if so desired as the door is still in situ etc Accommodation briefly includes a large hallway, spacious living room with two windows to take advantage of the views, modern fitted kitchen, one double bedroom and contemporary white suite shower room. Specifically developed for the over 55s, Tanyards Court is well positioned to take advantage of the facilities on offer within the town, and comes to the market with the benefit of NO ONWARD CHAIN.



Council Tax Band: B



ENTRANCE

Main entrance leading to communal hallway with lift to all floors and staircase

PERSONAL FRONT DOOR

Leading to

RECEPTION HALL

Large cupboard, doors leading to

LIVING ROOM

18'09" x 15'09" (narrowing to 11'06") (5.72m x 4.80m (narrowing to 3.51m))

A bright, spacious room with two windows offering excellent panoramic views across the town towards the open sea and Axe Cliff. This room incorporates the previous second bedroom (door still in situ) so is of a good size. TV point, telephone point. Two electric heaters. Former door remaining from when property had two bedrooms). Access to kitchen.

KITCHEN

Fitted with range of modern units comprising work surfaces, drawer units, cupboard units, eye level wall units.

BEDROOM

14'08" x 10'01" (4.47m x 3.07m)

Excellent open views with aspect towards the open sea and coast across the town. Telephone point.

SHOWER ROOM

6'09" x 6'08" (2.06m x 2.03m)

Refitted with white suite comprising large shower with glazed screens, inset wash hand basin, built in cupboards, inset WC. Chrome heated towel rail. Attractive tiled surrounds. Dimplex electric fan heater.

TENURE

Leasehold-we are advised there is approximately 66 years to run on the existing lease. Annual Service Charge from 1/4/2025 is £3221.15.

GENERAL

Positioned in the heart of the town centre of Seaton, this two bedroom apartment is part of the Tanyards Court over 55's Retirement complex. Tanyards Court is a delightful development of 32 one and two bedroom apartments which is well positioned within the beautiful seaside location of Seaton. The nearest supermarket is a Tesco Superstore just a short distance from the property . The building also benefits from an internal lift to all floors if required by residents, there are also two staircases within the building.

AGENTS NOTE

Mobile phone coverage: For more information can be found checker.ofcom.org.uk
Superfast broadband with a FTTC connection is available. Standard broadband with a ADSL is available. (Source Openreach)

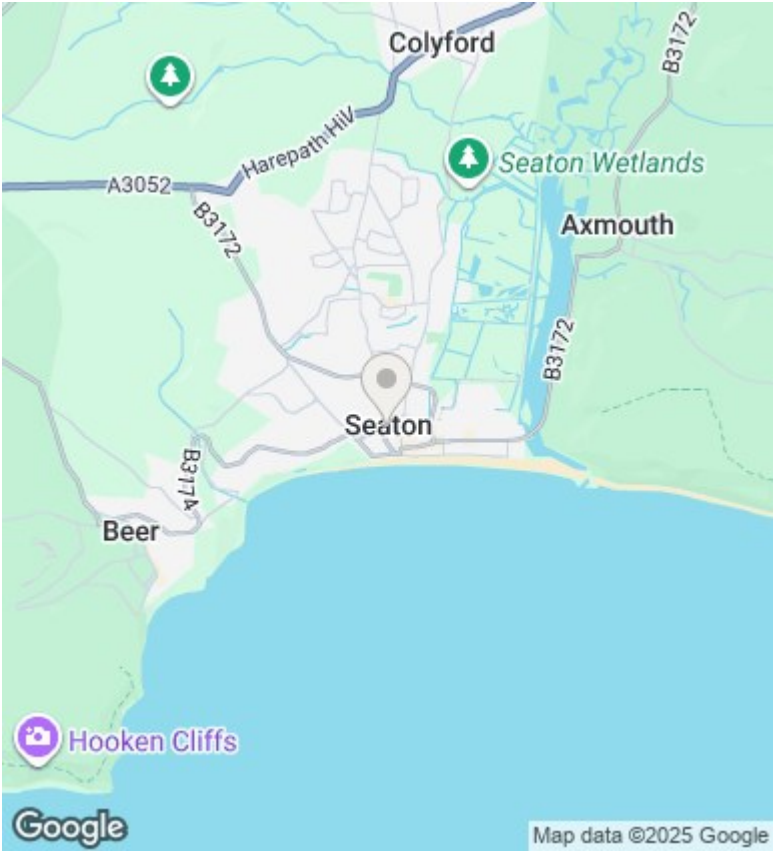
Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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