

## 32 Homebaya House

Harbour Road, Seaton, Devon, EX12 2LT



**PRICE: £80,000**

**Lease: 99 years from 1983**

### Property Description:

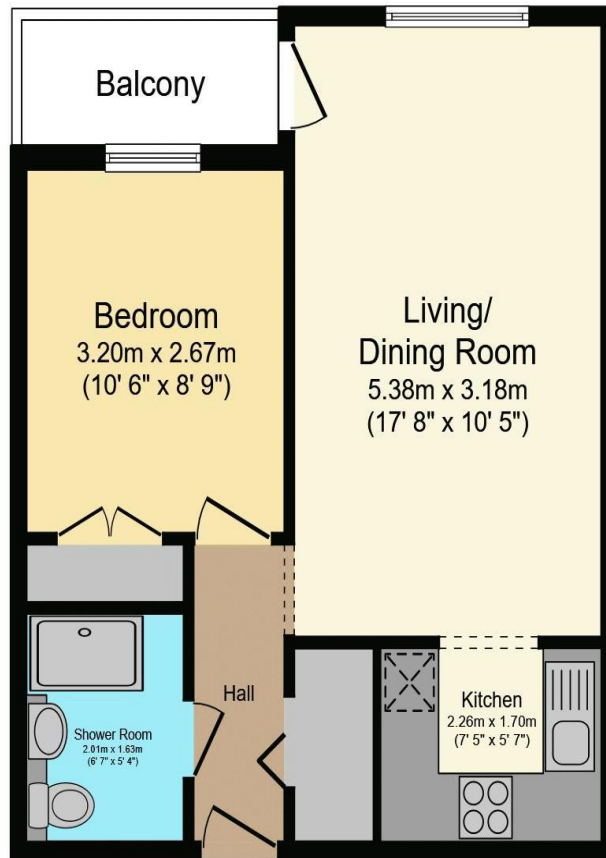
A SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY AND VIEWS TOWARDS THE SEA Homebaya House was constructed by McCarthy & Stone (Developments) Ltd and enjoys a sea front position with 63 properties arranged over 6 floors each served by lift. Situated at the mouth of the River Axe, overlooking the waters of Lyme Bay, Seaton offers a pebble beach, a walled promenade, a harbour and a pedestrianised town centre. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Lift to all floors  
Minimum Age 60

Guest Suite  
Development Manager  
Lease 99 years from 1983  
Service Charge £3,170.34    Ground Rent  
£415.08



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 42.5 m<sup>2</sup> (458 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	84
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£415.08

Ground Rent Period Review:

TBC

Annual Service Charge:

£3,170.34

Council Tax Band:

A

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.