





welcome to

Homebaye House Harbour Road, Seaton

Fourth floor retirement apartment with lift access to all floors. Benefiting from balcony enjoys views across the town and towards the sea, communal lounge and laundry and on-site development manager. Situated in the heart of Seaton and conveniently placed for beach, shops and amenities.

Entrance Hall

Entered via secure door with internal doorbell from communal hallway, ceiling light point, doors leading to principle rooms

Lounge

10' 6" x 10' 3" (3.20m x 3.12m)

Upvc double glazed window and door opening to balcony, storage cupboard housing water tank with ample storage space, wall lighting, storage heater, open via archway to Kitchen

Balcony

8' 9" \times 4' 3" (2.67m \times 1.30m) enclosed with glass panel balustrade, undercover with views across the town and towards the sea

Kitchen

6' 8" x 6' 10" max (2.03m x 2.08m max) Range of wall and base units with wood effect worksurface over, drainer sink, tiled splashbacks, integrated electric oven and hob with cookerhood over, space for upright fridge freezer, wall lighting. Open to lounge via archway

Bedroom

Upvc double glazed window, built in double wardrobe, wall lighting, storage heater

Shower Room

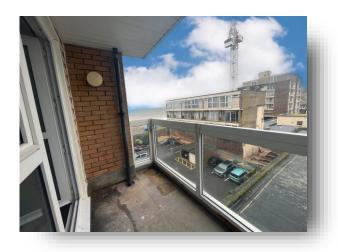
Three piece bathroom suite comprising of double walk in shower with electric shower, low level WC, wash hand basin vanity unit, wall lighting, wall mounted electric heater

Homebaye House

Conveniently placed for supermarkets, town and sea front, Homebaye House is a retirement complex for residents over 60. Benefiting from lift access to all floors, communal lounge which is often used for a range of social activities, communal laundry and onsite development manager













welcome to

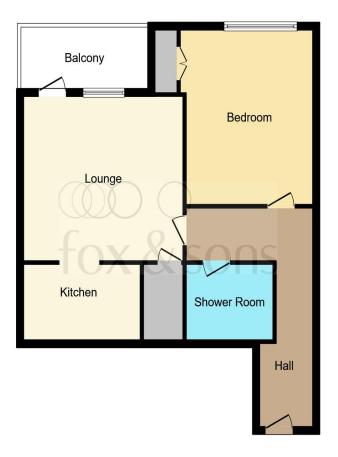
Homebaye House Harbour Road, Seaton

- COUNCIL TAX BAND = A
- BALCONY WITH VIEWS TOWARDS THE SEA
- LIFT ACCESS TO ALL FLOORS
- ON SITE DEVELOPMENT MANAGER
- COMMUNAL LOUNGE AND LAUNDRY

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online fox-and-sons.co.uk/Property/AXM104128



Property Ref: AXM104128 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







fox & sons

axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.