



**Homebaye House, Harbour Road, Seaton EX12 2LT**

fox & sons

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## **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" x 4' 3" ( 2.67m x 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 on-site development manager





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## 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

Council Tax Band: A Service Charge: 3124.72

Ground Rent: 415.08

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.

**£60,000**



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.

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Property Ref:  
AXM104128 - 0010

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