



## Flat 1, Great Tattenhams Seaton Down Hill, Seaton, EX12 2TH

Asking Price £215,000 Share of Freehold

- A stunning, characterful ground floor apartment
- Spacious, bright and airy open plan living space
- Delightful, landscaped communal gardens and private terrace with views.
- AVAILABLE CHAIN FREE
- Highly convenient location with far reaching countryside views
- High quality, well appointed kitchen & useful separate utility room
- Two allocated parking spaces
- Two double bedrooms
- Contemporary white suite shower room
- Superbly presented throughout

# Great Tattenhams Seaton Down Hill, Seaton EX12 2TH

This is a superbly presented, ground floor apartment located in this highly convenient location situated approximately one mile from the coast at Seaton. There are open views across the surrounding countryside whilst enjoying a fine westerly aspect.

The spacious accommodation briefly comprises an impressive open plan living room with fireplace and open outlook, high quality integrated kitchen with appliances, separate good sized utility room, two double bedrooms and shower room.

There is sealed unit double glazing throughout and gas fired central heating whilst being decorated to a high standard in neutral tones throughout.

Outside, there are two dedicated parking spaces for the apartment together with visitors parking.

A real feature of the property are the landscaped shared gardens which include sweeping lawn, extensive range of mature trees, shrubs and plants.

The property also enjoys the benefit of a good sized level, private terrace with views towards open countryside.

NO ONWARD CHAIN



Council Tax Band: A



## GROUND FLOOR

### ENTRANCE

Hardwood front door to

### OPEN PLAN LIVING ROOM/KITCHEN

21'00" x 16'09" (6.40m x 5.11m)

#### LIVING SPACE

Open aspect with countryside views in a westerly direction, Two sets of french doors to private terrace enjoying panoramic country views. Two radiators, parquet flooring.

#### KITCHEN

Comprehensively fitted to three sides with range of units comprising quartz work surfaces, drawer units, cupboard units, china display cabinets. Built in double oven, gas hob, extraction over, built in fridge, spot lighting, single drainer sink unit, breakfast bar to one side.

### INNER HALL

Wooden parquet flooring, radiator, spot lighting, doors leading to

### BEDROOM ONE

12'04" x 11'01" (3.76m x 3.38m)

Aspect over the front of the property, radiator.

### BEDROOM TWO

10'00" x 8'09" (3.05m x 2.67m)

Aspect to the rear of the apartment with countryside outlook. Radiator

### SHOWER ROOM

8'05" x 6'02" (2.57m x 1.88m)

Well fitted with white suite comprising large shower unit, low level WC, inset sink with cupboards below, chrome period style radiator, tiled floor.

## UTILITY

8'06" 5'09" (2.59m 1.75m)

With work surfaces, cupboards below, shelving, plumbing for automatic washing machine, plumbing for dishwasher, single drainer stainless steel sink unit. Gas fired Baxi Boiler powering central .

## OUTSIDE

The property benefits from two allocated parking spaces and there is further visitor parking available.

A real feature of the apartment are the extensive communal lawned gardens which offer a superb south and west facing aspect and views over surrounding countryside. There are also a variety of mature, specimen plants, shrubs and trees. Also outside is a delightful, level terrace (with direct access from the living room) which offers a stunning, secluded sitting out area from which to enjoy the expansive views.

## TENURE

Share of Freehold-also benefits from remainder of 999 year lease with approx 963 years to run.

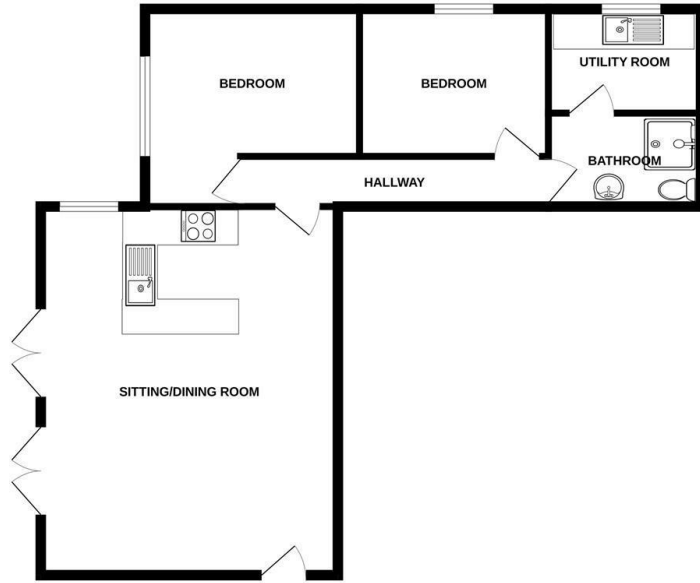
## SERVICE CHARGE

We are advised the current service charge is £133.82 per calendar month.

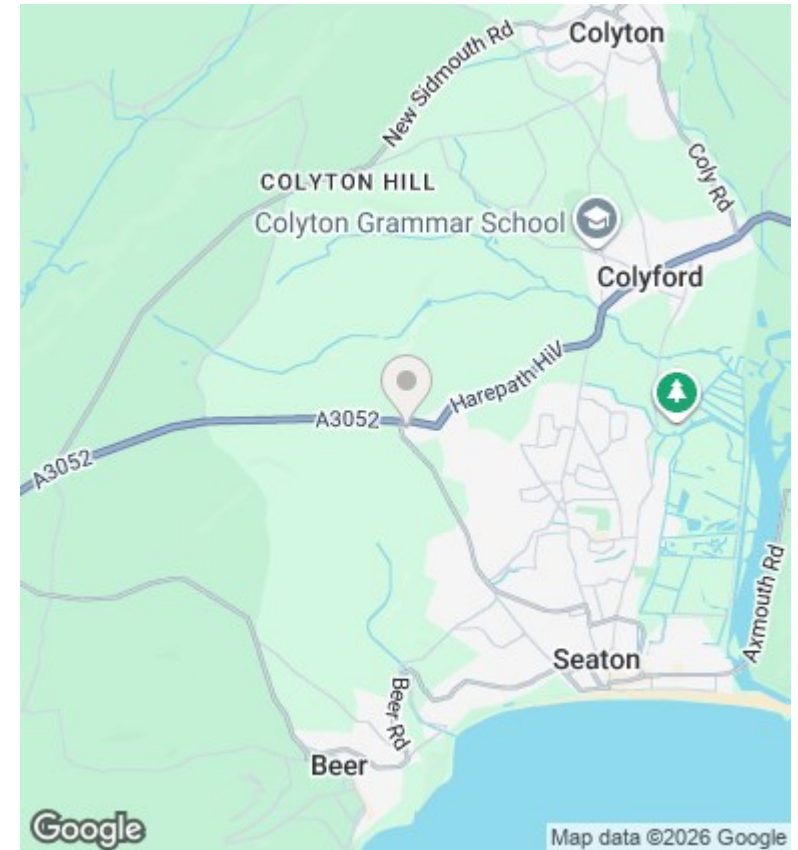
## AGENTS NOTE

We are advised holiday letting is not permitted.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/2021



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>		
(55-68) <b>D</b>	66	72
(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	