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Flat 22, Tanyards Court Beer Road, Seaton, EX12 2PA

Price Guide £95,000 Leasehold

- Two Bedrooms
- No Onward Chain
- Lounge/Diner
- Lift to all Floors
- Exclusively for the over 55s
- Kitchen
- Electric Heating
- Sea Views

Tanyards Court, Queen Street, Seaton, Devon, EX12 2NY
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Flat 22, Tanyards Court Beer Road, Seaton EX12 2PA

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.

2 1 1 B

Council Tax Band: B





Hallway
Front door leading into a good size hallway with large storage cupboard. Pendant light with doors leading off. Further benefiting from a storage heater

Lounge
13'1" x 11'10" (4.01 x 3.61)
Lounge with south facing window with views over the town to the sea. Electric fire and opening leading into the kitchen. Further benefiting from a BT and TV point

Kitchen
8'10" x 7'10" (2.70 x 2.41)
Opening from the lounge leads into the kitchen. Fitted with a selection of base and wall units. Comprising space for cooker and fridge, extractor fan and window to the side aspect and a stainless steel sink and taps.

Bathroom
Dooring leading in from the hallway. Fitted with a white suite consisting of low level toilet and sink. Lino floor covering and a walk in shower with electric shower. Further benefiting from a electric towel rail and extractor fan.

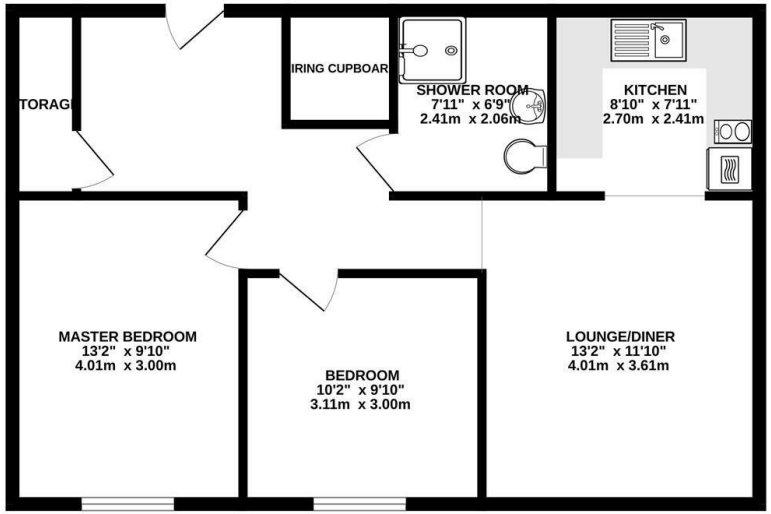
Bedroom 1
13'1" x 9'10" (4.01 x 3.00)
Door leading in from the hallway. A double bedroom with a south facing window. Further benefiting from a panel heater under window

Bedroom 2
10'2" x 9'10" (3.11 x 3.00)
Single bedroom with south facing window.

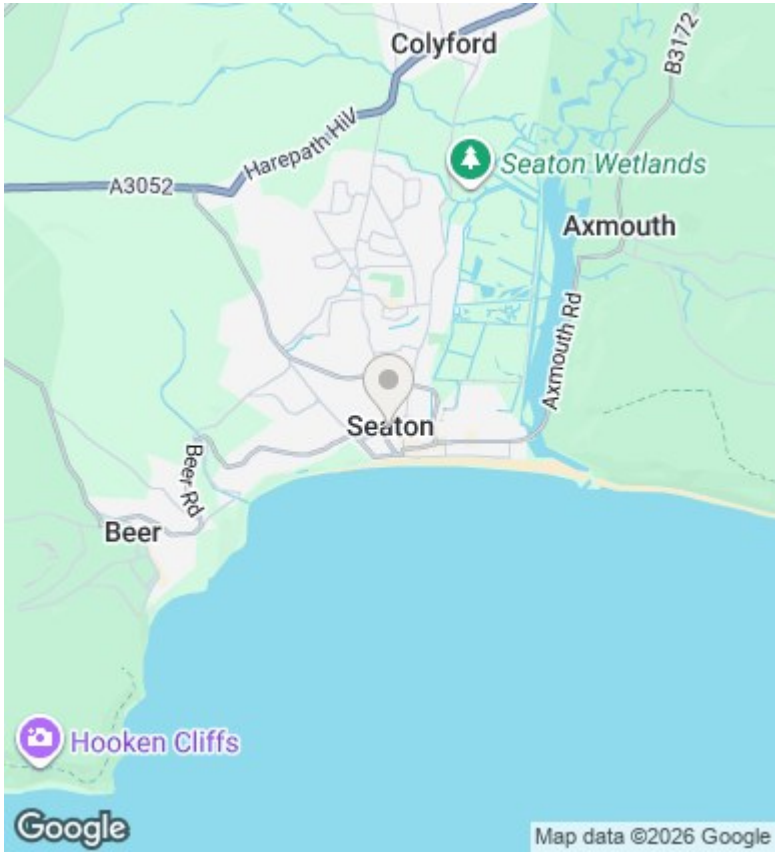
Agents Notes
Tenure: Leasehold
Over 55s Age Restriction
Lease length: 99 year lease with approximately 62 years remaining
Service Charge: £3,221.16
Ground Rent: Peppercorn

Local Authority: East Devon District Council
Council Tax Band: B
Utilities: Electric, water and drainage are all mains connected.
Broadband: Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to openreach.com for more information.
Mobile phone coverage: For more information can be found checker.ofcom.org.uk

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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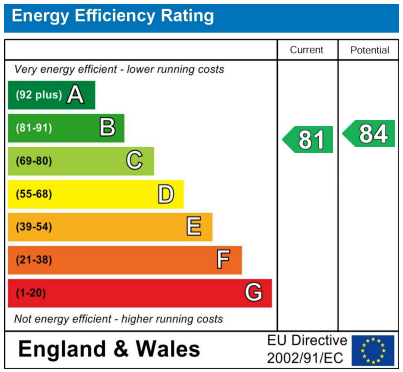
Directions

Viewings

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

Council Tax Band

B



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