



Flat 3, The Glen Beer Hill, Seaton, EX12 2PY

Asking Price £225,000 Leasehold - Share of Freehold

- A stunning ground floor apartment in a period, detached property
- Two double bedrooms
- Modern white suite bathroom
- A tranquil haven within a few minutes walk of the beach at Seaton Hole
- Prime Jurassic coast location between Beer & Seaton
- Impressive dual aspect living room with Minster fireplace and bay window
- Communal, grounds extending to approximately one acre
- Wonderful views over the surrounding landscaped gardens
- Contemporary, well fitted integrated kitchen
- Allocated parking space, use of communal cellar

The Glen Beer Hill, Seaton EX12 2PY

This is a stunning ground floor apartment set in approximately one acre of landscaped, communal grounds & located in this wonderful semi rural location between the picturesque fishing village of Beer and the popular coastal town of Seaton with its wide range of amenities and shops. The location is just a short walk away from the stunning Seaton Hole beach with its seasonal cafe and access to the South West Coast path. The Glen is believed to date from the 19th Century and was converted in the mid 1990's to nine apartments with a further three apartments added in 2014 to a new top floor level with new pitched, tiled roof and water main.

The accommodation briefly comprises a spacious dual aspect living room with multi fuel stove, two double bedrooms (one can be utilised as a dining room), well appointed bathroom and superb integrated kitchen.

The property is presented to a high standard throughout whilst benefitting from sash sealed unit double glazed windows and modern electric heaters.

Outside, a sweeping, gravelled driveway leads to the parking area (one allocated space)

NO ONWARD CHAIN



Council Tax Band: C



THE ACCOMMODATION

GROUND FLOOR

Front door leading to

COMMUNAL HALLWAY

Personal front door leading to

RECEPTION HALL

Display niche, useful shelved cupboard with louvre front, coats hanging area, electric heater, doors leading to

LIVING ROOM

16'10" x 12'01" (5.13m x 3.68m)

A delightful, dual aspect room with feature bay window and stone Minster fireplace with fitted multi fuelburner. Fine open views over the landscaped gardens. TV point, wall light points and electric heater.

KITCHEN

8'10" x 7'09" (2.69m x 2.36m)

Comprehensively fitted with wide range of modern units comprising quality work surfaces, drawer units, cupboard units, eye level wall units, tall china display cabinets. Integrated fridge, dish washer, twin built in hobs, double oven. One and half stainless steel single drainer sink unit, plumbing for washing machine. extractor, attractive tiled surrounds, tiled floor, concealed lighting, fitted blinds, sash style window.

BEDROOM ONE

12'10" x 12'00" (3.91m x 3.66m)

Twin sash windows, electric heater coved ceiling. Extensive range of wardrobes.

BEDROOM TWO/DINING ROOM

12'03" x 11'09" (3.73m x 3.58m)

Sash window, electric heater, coved ceiling

BATHROOM

7'03" x 5'09" (2.21m x 1.75m)

Fitted with contemporary white suite comprising panelled bath with fitted shower and screen, low level WC, pedestal wash hand basin, chrome heated towel rail, fully tiled, tiled floor and extractor.

OUTSIDE

A real feature of this property are the impressive, communal landscaped gardens extending to approximately one acre and including stunning sweeping lawns, profusion of specimen plants, shrubs and trees.

A small stream flows through the gardens adding to the ambience and there are two wooden footbridges providing crossing points. Situated throughout the gardens are various peaceful seating areas allowing residents to enjoy the relaxing surroundings.

To the rear of the Glen there is a parking area and Apartment Three benefits from a dedicated space.

Also, there is a drying area provided in the gardens and there is also useful storage space shared between the residents in the The Glen's cellar.

SERVICE CHARGES

We are advised the service charge is currently £2,500 per annum. Ground Rent is £50 per year.

TENURE

Leasehold- Remainder of a 999 year lease. The owners of Flat 3 also enjoy the benefit of a 1/12th Share of the Freehold

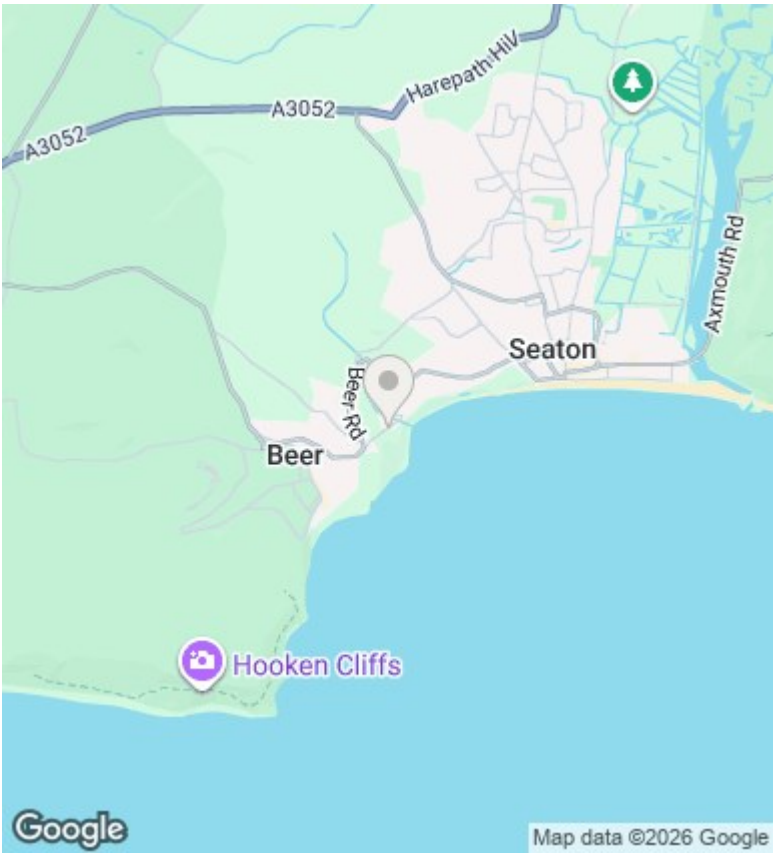
Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		