



4 Ash Hill Court, Beer, Seaton, EX12 3NG

Asking Price £175,000 Leasehold

- Stunning ground floor, purpose built apartment
- Spacious living room with sliding doors to garden
- Gas central heating and sealed unit double glazing
- NO ONWARD CHAIN
- Superbly presented throughout
- Well appointed, modern kitchen
- Delightful, enclosed and level rear garden
- Highly convenient, peaceful location-walking distance to beach
- Contemporary white suite shower room
- One allocated parking space

4 Ash Hill Court, Seaton EX12 3NG

This is a delightful, ground floor purpose built apartment located in a peaceful, highly convenient location within walking distance of the village centre and popular beach.

The property is presented to a high standard throughout whilst benefitting from sealed unit double glazing and gas fired central heating.

The spacious accommodation briefly comprises an entrance hall, south west facing living room with sliding doors to garden, well fitted modern kitchen with oven/hob, good sized double bedroom. attractive white suite shower room.

Outside the property benefits from a delightful, fully enclosed garden which enjoys a fine south and west facing aspect. The garden is easy to maintain with a paved patio area and a slightly higher level with artificial grass.

A courtesy door from the garden leads to the parking space located to the rear of the house.

NO ONWARD CHAIN



Council Tax Band: A



ENTRANCE

Covered entrance porch with steps to front door

RECEPTION HALL

Useful built in storage cupboard with hanging rail and shelving, window to side aspect, multi pane glazed door and side panel leading to

LIVING ROOM

13'07" x 13'00" (4.14m x 3.96m)

A light and airy room with open aspect over the rear garden, feature fireplace with hearth, surround and mantel over. Radiator. Good sized storage cupboard with shelving, TV point and sliding sealed unit double glazed door to outside.

KITCHEN

11'00" max x 7'06" (3.35m max x 2.29m)

Aspect over the front of the property, comprehensively fitted with work surfaces, drawer units, cupboard units, eye level wall units, single drainer sink unit, plumbing for automatic washing machine, plumbing for dishwasher. Space for fridge/freezer, Worcester wall mounted gas boiler.

BEDROOM

11'07" x 10'02" (3.53m x 3.10m)

With aspect over the front of the property, radiator.

SHOWER ROOM

8'10" x 6'04" (2.69m x 1.93m)

Fitted with contemporary white suite comprising large glazed shower area with monsoon shower and separate shower attachment, low level WC, pedestal wash hand basin, attractive tiling, tiled floor, radiator.

OUTSIDE

To the rear of the apartment is a delightful, fully enclosed south and west facing garden arranged on two levels and measuring approx 18'00" x 13'06". The garden includes a good sized paved patio and area of artificial grass.

Outside lighting, outside power points, courtesy gate leading from the garden to

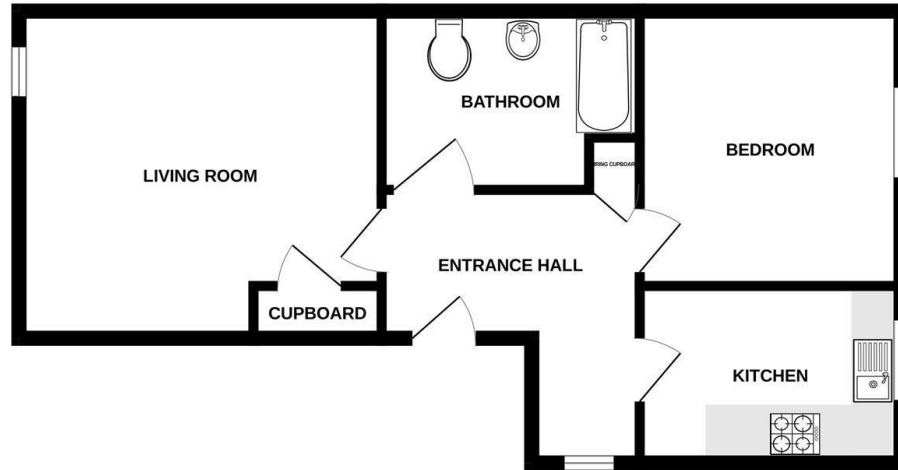
allocated parking space.

The rear garden is a haven for birdlife and enjoys a fine sunny aspect perfect for relaxing and enjoying a bar b que in the summer months.

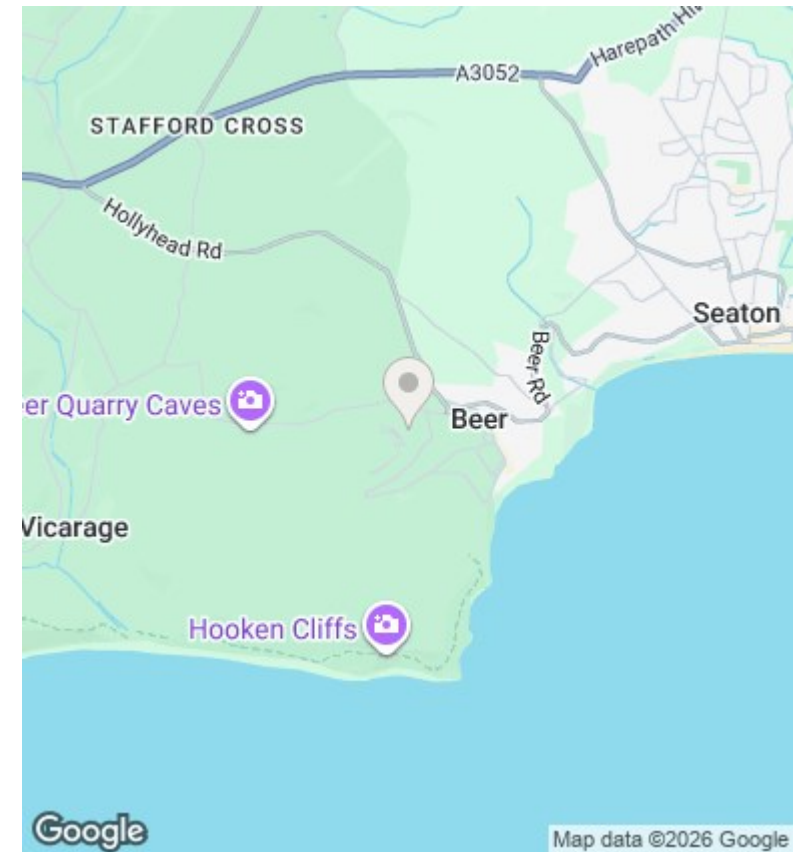
AGENTS NOTES

Tenure : Leasehold- we are advised the property enjoys the remainder of a 999 year lease from the 26th April 1990. We are also advised the property benefits from a share of the freehold title with the flat above.

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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		