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# Flat 6 Nevada Court, Seaton, EX12 2PF

## Asking Price £195,000 Leasehold

- A top floor purpose built apartment
- Balcony with open views.
- Sealed unit double glazing
- NO ONWARD CHAIN
- Far reaching views across the Axe valley countryside & town to sea beyond.
- Two double bedrooms
- Gas central heating
- Impressive open plan living room and integrated kitchen
- Modern shower room and useful utility room
- Highly convenient 'tucked away' location close to town & beach

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# Flat 6 Nevada Court, Seaton EX12 2PF

A superbly presented purpose built, top floor apartment with balcony and panoramic views across the town to the sea beyond. Located in a peaceful cul de sac just a few minutes walk from the sea front, beach and town centre amenities. The property is presented in excellent decorative order whilst benefitting from sealed unit double glazing and gas central heating. The accomodation brielyf comprises an entrance hall, spacious open plan living room/kitchen, two double bedrooms, white suite modern shower room and useful utility room. Outside there is a single garage en-bloc and a parking area for residents (non allocated). There is also a Council Tax band C

2 1 1 B

Council Tax Band: C

## ENTRANCE
A footpath leads to the communal entrance. and a short flight of stairs lead to front door.

## ENTRANCE HALL
An L shaped welcoming hallway, with doors giving access to all accommodation. Loft hatch and radiator.

## OPEN PLAN LOUNGE/KITCHEN
21'0" MAX x 18'1" MAX (6.4 MAX x 5.5 MAX)

## KITCHEN AREA
A very well appointed modern kitchen, which is fitted with a comprehensive range of contemporary wall and base units, quality worksurfaces incorporating a stainless steel sink and drainer unit. Integrated appliances include a dishwasher, an oven, a microwave/grill, and hob with extractor over. Double glazed door giving access to the balcony, which offers views over the town and Haven Cliff, with glimpses of the sea.

## LOUNGE AREA
Comfortable seating area, with a window to the rear aspect offering views across the town, Haven Cliff and the sea. Down lighters. There is ample space to one end for a dining suite. Sliding sealed unit double glazed doors to :

## BALCONY
Offering an easterly aspect, open outlook across the town towards the Axe Valley countryside. Tiled floor

## BEDROOM ONE
15'1" x 8'6" (4.6 x 2.6)
Double bedroom with window to the front aspect and double fitted wardrobe.

## BEDROOM TWO
11'10" x 8'6" (3.6 x 2.6)
Twin bedroom with window to the front aspect and double fitted wardrobe.

## SHOWER ROOM
Fitted with a modern suite comprising of a vanity unit incorporating a wash hand basin, low level wc and a double shower cubicle. Heated towel rail and recessed spotlights.

## UTILITY/STORAGE
5'11" x 5'3" (1.8 x 1.6)
Very useful additional storage space, included in the sale are a washing machine and fridge/freezer. Wall mounted Worcester gas central heating boiler.

## OUTSIDE
There are attractive communal gardens including paved patio area providing a very pleasant sitting out spot, well stocked level orchard with variety of apple trees. There is also a clothes drying area and bin storage area to the rear of the development.

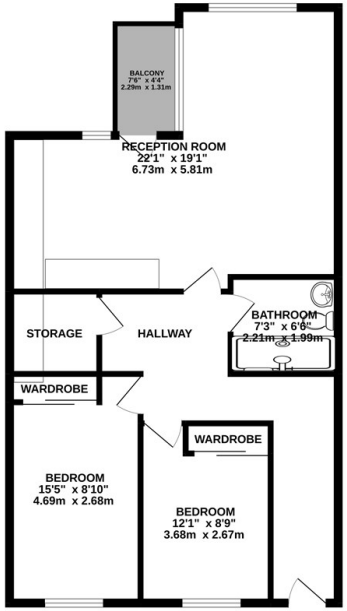
## GARAGE
Located en-bloc adjacent to the flat, with up and over door.

## SERVICE CHARGE
We are advised the service charge is £400 per quarter. There is a Residents Association for the development.

## GROUND RENT
We are advised the current Ground Rent is £95 per annum

## TENURE
Leasehold-we are advised there is approximately 85 years to run on the lease. We are advised holiday letting is not permitted.

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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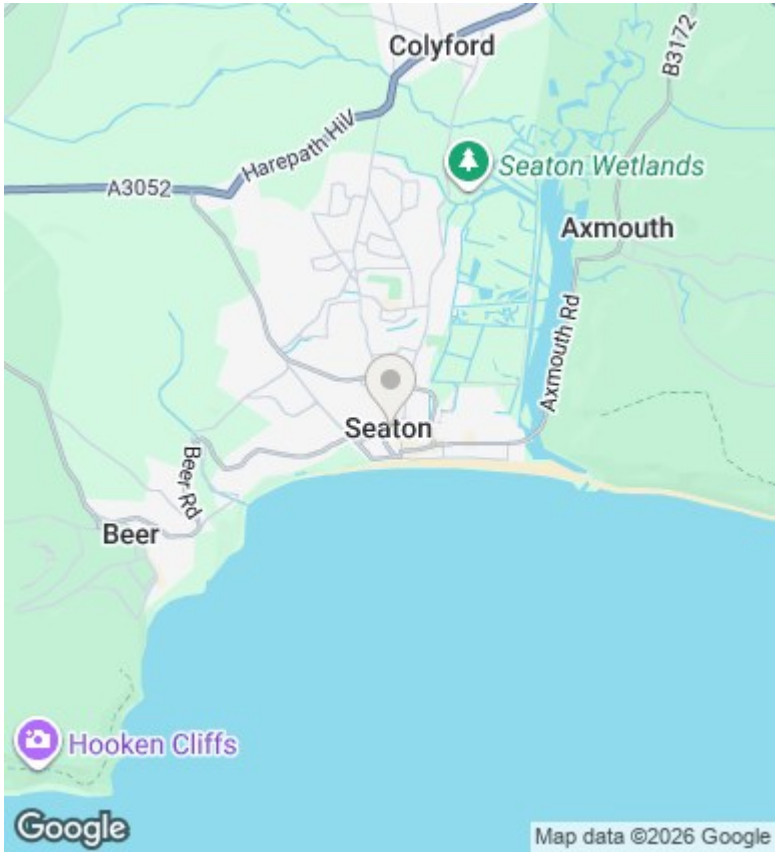



## Directions

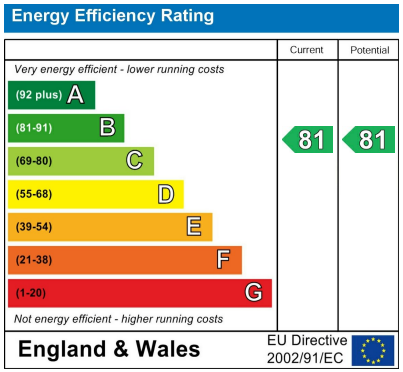
From our office, proceed along Beer Road, and take the right turning after the car park entrance, into Havenview Road, and go to the top of the road. Turn right into Nevada Court and the property can be found on the left-hand side. Alternatively, for pedestrian access, proceed along Queen Street and just past the police station turn left into Stock Lane then right signed to The Close and Nevada Court. At the end of the lane turn left and Nevada Court is ahead of you.

## Viewings

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

## Council Tax Band

C

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