



Homebaye House Harbour Road, Seaton EX12 2LT

welcome to

Homebaye House Harbour Road, Seaton

Fourth floor retirement apartment with lift access to all floors. Benefiting from balcony enjoys views across the town and towards the sea, communal lounge and laundry and on-site development manager. Situated in the heart of Seaton and conveniently placed for beach, shops and amenities.

Entrance Hall

Entered via secure door with internal doorbell from communal hallway, ceiling light point, doors leading to principle rooms

Lounge

10' 6" x 10' 3" (3.20m x 3.12m)

Upvc double glazed window and door opening to balcony, storage cupboard housing water tank with ample storage space, wall lighting, storage heater, open via archway to Kitchen

Balcony

8' 9" x 4' 3" (2.67m x 1.30m)

enclosed with glass panel balustrade, undercover with views across the town and towards the sea

Kitchen

6' 8" x 6' 10" max (2.03m x 2.08m max)

Range of wall and base units with wood effect worksurface over, drainer sink, tiled splashbacks, integrated electric oven and hob with cookerhood over, space for upright fridge freezer, wall lighting. Open to lounge via archway

Bedroom

Upvc double glazed window, built in double wardrobe, wall lighting, storage heater

Shower Room

Three piece bathroom suite comprising of double walk in shower with electric shower, low level WC, wash hand basin vanity unit, wall lighting, wall mounted electric heater

Homebaye House

Conveniently placed for supermarkets, town and sea front, Homebaye House is a retirement complex for residents over 60. Benefiting from lift access to all

floors, communal lounge which is often used for a range of social activities, communal laundry and on-site development manager

Agents Note

Please note: the remaining lease term is less than 80 years - please call Fox & Sons Axminster for more information

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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Homebaye House Harbour Road, Seaton

- COUNCIL TAX BAND = A
- BALCONY WITH VIEWS TOWARDS THE SEA
- LIFT ACCESS TO ALL FLOORS
- ON SITE DEVELOPMENT MANAGER
- COMMUNAL LOUNGE AND LAUNDRY

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 3124.72

Ground Rent: 909.68

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£60,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM104128 - 0013

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