harris&harris
estate agents

20 Tanyards Court, Beer Road, Seaton, EX12 2PA

Asking Price £70,000

- An upper floor purpose built apartment
- Two bedrooms
- Refitted white suite shower room
- NO ONWARD CHAIN
- Exclusively For The Over 55s
- Living room
- House Manager on site
- Convenient town centre location-close to beach
- Modern kitchen
- Care Line

Tanyards Court, Queen Street, Seaton, Devon, EX12 2NY
01297 24022

salesseaton@harrisandharrisestates.co.uk
https://www.harrisandharrisestates.co.uk

20 Tanyards Court, Seaton EX12 2PA

A two bedroom apartment within a purpose built retirement apartment exclusively for the over 55s. The property is equipped with a Careline emergency call assistance service, there is also a resident house manager on site at the development. The building is a short distance from the sea front and the facilities on offer in the town. NO ONWARD CHAIN.

2 1 1 B

Council Tax Band: B

Entrance
Intercom entry system for visitors. Inside the lobby, there is access to the lift and stairs.

Entrance Hall
Front door leading in hallway, two storage cupboards and ceiling light point. Doors to all accommodation.

Lounge
14'10" x 11'9"
Fitted with an electric fire set in a decorative hearth and mantle, storage heater, two ceiling light points and box bay window to front aspect.

Kitchen
10'11" x 8'10"
Fitted with a good range of matching wall and base units with worktop over incorporating a one and a half bowl sink and drainer unit. Integral oven and hob, space and plumbing for washing machine, space for fridge freezer, extractor fan and ceiling light point.

Bedroom One
12'9" x 9'4"
Double bedroom with fitted wardrobe, window to front aspect, storage heater and ceiling light point.

Bedroom Two
9'8" x 6'9"
With storage heater, window to front aspect and ceiling light point.

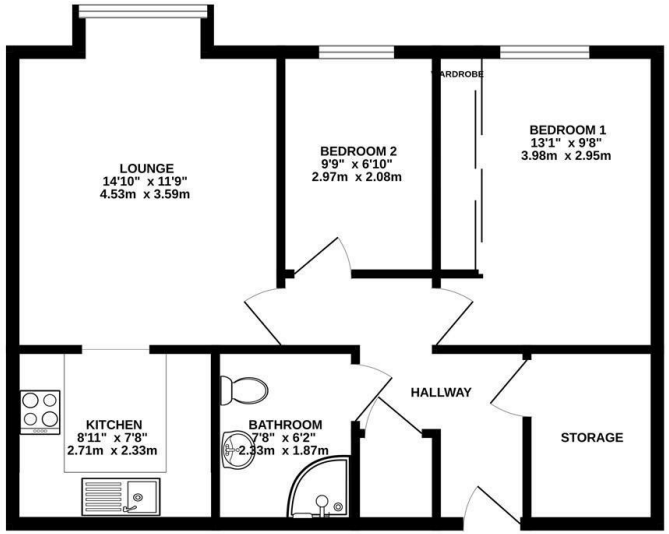
Shower Room
Fitted with a shower cubicle, pedestal wash hand basin and low level wc. Tiled walls, wall mounted heater and ceiling light point.

General
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 and there is a manager is on hand between 9am and 1pm Monday to Friday, to keep the development in perfect shape. The building also benefits from an internal lift to all floors if required by residents.

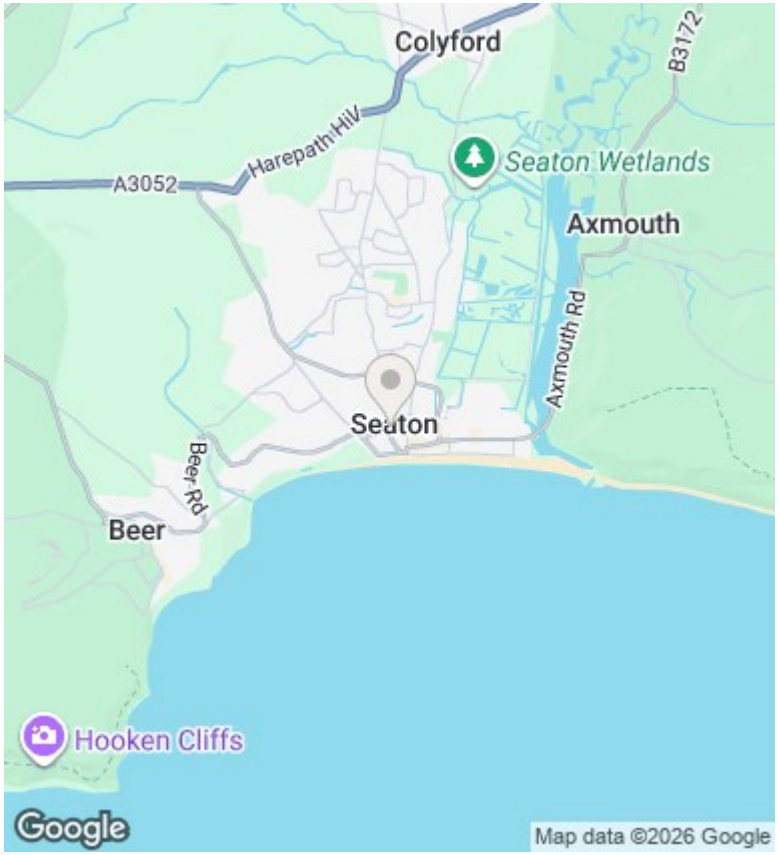
TENURE
Leasehold-Approximately 62 years remaining on existing lease. Service charge approx £2940 per annum (payable monthly). Please enquire for further information.

Agents Note
Mobile phone coverage: For more information can be found checker.ofcom.org.uk Superfast broadband with a FTTC connection is available. Standard broadband with a ADSL is available. (Source Openreach)

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.
Made with Metropix ©2023



Directions

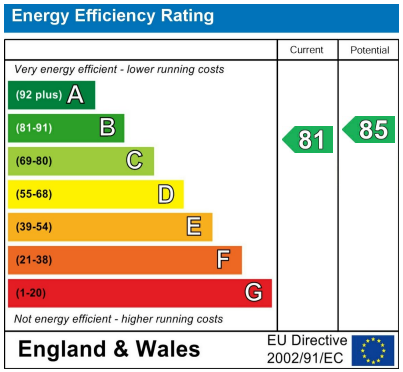
The property can be found adjacent to our Seaton office, with the front door being on Seahill.

Viewings

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

Council Tax Band

B



Tanyards Court, Queen Street, Seaton, Devon, EX12 2NY
01297 24022

salesseaton@harrisandharrisestates.co.uk
https://www.harrisandharrisestates.co.uk