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84 Riverdale Close, Seaton, EX12 2TN

Asking Price £160,000 Leasehold

- An attractive first floor apartment
- Sealed unit triple glazing fitted (except kitchen which is double glazed)
- Contemporary white suite bathroom with bath and separate shower
- Single garage en bloc
- Two bedrooms
- Peaceful edge of town location with open views
- Gas fired central heating
- Modern, well fitted integrated kitchen
- Living room with marble fireplace
- Communal parking and outside space

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This is a spacious, very well presented first floor apartment located in a highly convenient, peaceful location close to the Axe Estuary (with its footpaths through the wetlands) and also affording easy access to town centre/beach. The property has been extensively improved over the years by the current owner including re-fitting of the kitchen/breakfast room, installation of triple glazing to all windows except the kitchen (double glazing) and a re-fitted white suite bathroom with bath and separate shower cubicle. The bright and airy accommodation briefly comprises a spacious living room with open views, two good sized bedrooms, family bathroom and well fitted contemporary kitchen/breakfast room. The property is well presented throughout and benefits from gas central heating. Outside, there is a single garage en-bloc together with residents parking and a drying area.
In summary, the property would make an ideal permanent residence, retirement purchase or investment/lock up and leave.

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Council Tax Band: B





THE ACCOMMODATION

COMMUNAL ENTRANCE
Main entrance to communal hallway with stairs rising to first floor

ENTRANCE
Front door to apartment leading to

RECEPTION HALL
Storage cupboard, hatch to part boarded loft space with fitted ladder, radiator, doors leading to

LIVING ROOM
14'10" x 11'00" (4.52m x 3.35m)
With open views across the marshlands to the Axe Estuary beyond, marble fireplace with hearth, surround and mantel over with fitted electric fire. Triple glazing and radiator.

KITCHEN/BREAKFAST ROOM
10'04" x 11'01" (3.15m x 3.38m)
Fitted with range of modern units comprising roll top work surfaces, drawer units, cupboard units and eye level wall units, corner display shelf, twin integrated Siemens eye level ovens, fitted Neff gas hob, space for fridge freezer, one and a half bowl sink unit, concealed gas boiler (replaced November 2025). Sealed unit double glazing, quality flooring, plumbing for automatic washing machine and radiator.

BEDROOM ONE
12'10" x 9'09" (3.91m x 2.97m)
Aspect to the front of the apartment with open outlook, range of built in wardrobes.

BEDROOM TWO
14'11" x 7'04" (4.55m x 2.24m)
Aspect to the rear of the property, useful built in storage cupboard, radiator, triple glazing.

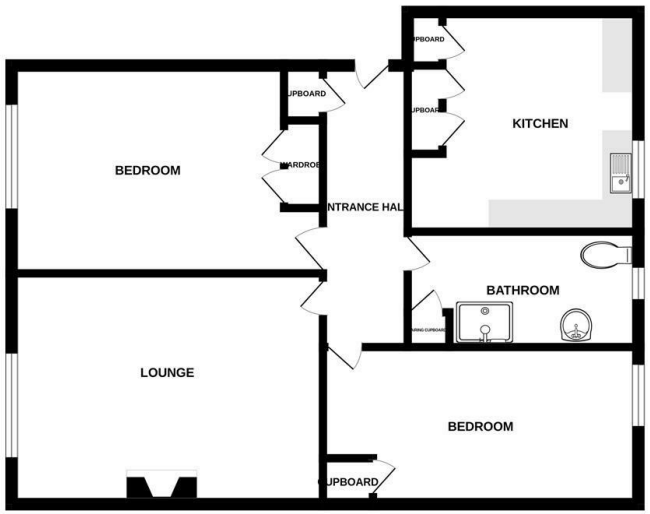
BATHROOM
Fitted with modern white suite comprising panelled bath with hand rail and shower attachment, separate glazed shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, built in airing cupboard with shelving, two triple glazed windows, fully tiled throughout.

OUTSIDE
There is a SINGLE GARAGE (17'06" x 8'00") in a block close at hand with up and over door. There is also a communal residents/visitors parking area and a drying area with washing lines for residents. There are also surrounding communal grounds.

TENURE
Leasehold-remainder of 999 year lease from 2020.
We are advised the Service Charge is approximately £1200 per annum

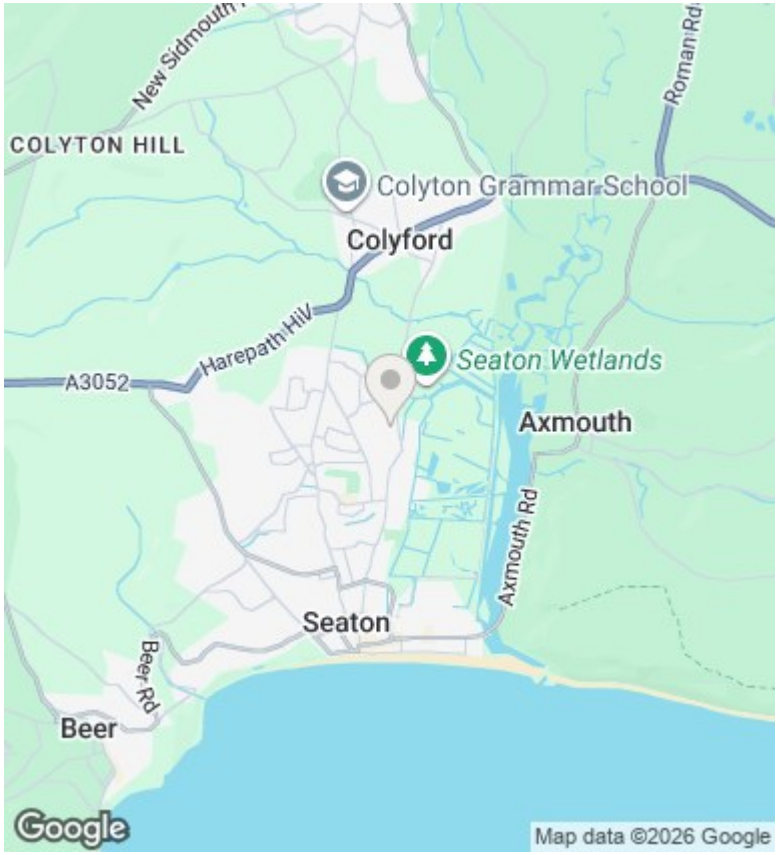
AGENTS NOTES
Local Authority : East Devon District Council
Council Tax band : B
Utilities : Mains gas, electric, water and drainage.
Broadband : Available to order now Full Fibre Broadband.Source Openreach.
Mobile Coverage : Good outdoor coverage and limited indoor - source checker.ofcom.org.uk

GROUND FLOOR



84 RIVERDALE CLOSE SEATON

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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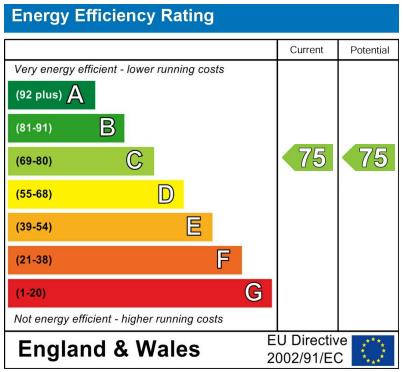
Directions

Viewings

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

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