



## Flat 28, Tanyards Court Beer Road, Seaton, EX12 2PA

Asking Price £95,000 Leasehold

- Attractive top floor apartment-Exclusively for the over 55's
- Good sized living room
- On site house manager
- NO ONWARD CHAIN
- Two bedrooms
- Modern fitted kitchen
- Electric heating and sealed unit double glazing
- Views across the town
- refitted wet room/shower room
- Highly convenient location close to beach



# Flat 28, Tanyards Court Beer Road, Seaton EX12 2PA

This is a well presented top floor (third floor) apartment which enjoys views across the town from its large windows. The property is decorated in neutral tones throughout whilst benefitting from sealed unit double glazing and electric heating. The accommodation briefly comprises a large entrance hall, living room, well fitted modern kitchen, two bedrooms and a re-fitted shower/wet room. Specifically designed for the over 55's Tanyards Court is well situated in the heart of the town to take advantage of the shops, amenities and sea front/beach within just a few minutes walk. NO ONWARD CHAIN



Council Tax Band: B



## **ENTRANCE**

Main building entrance leading to communal hallway with lift to all floors and two staircases.

## **PERSONAL FRONT DOOR**

Leading to

## **RECEPTION HALL**

Large built in storage cupboard with hanging rail, built in airing cupboard with insulated copper cylinder, Dimplex night storage heater, doors leading to

## **LIVING ROOM**

14'06" max into window x 11'09" (4.42m max into window x 3.58m)

Views across the town, velux style window, two electric heaters, TV point , archway to

## **KITCHEN**

8'10" x 8'04" (2.69m x 2.54m)

Fitted with range of modern units comprising roll top work surfaces, drawer units, cupboard units, eye level wall units, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, single drainer stainless steel sink unit, tiled surrounds, Dimplex electric fan heater, extractor. Tiled surrounds.

## **BEDROOM ONE**

14'07" x 10'03" (4.45m x 3.12m)

Velux style window, Dimplex electric wall heater.

## **BEDROOM TWO**

11'04 x 6'10" (3.45m x 2.08m)

Velux style window.

## **SHOWER ROOM/WET ROOM**

Refitted as a wet room and comprising walk in shower with fitted Mira shower and shower curtain, low level WC, pedestal wash hand basin, chrome heated towel rail (electric), fully tiled throughout.

## **GENERAL**

Tanyards Court is a delightful development of 32 one and two bedroom apartments which is conveniently located in the stunning seaside town of Seaton. The nearest supermarket is a Tesco Superstore just a short walk from the development. There is a House Manger, internal lift to all floors and two staircases within the building

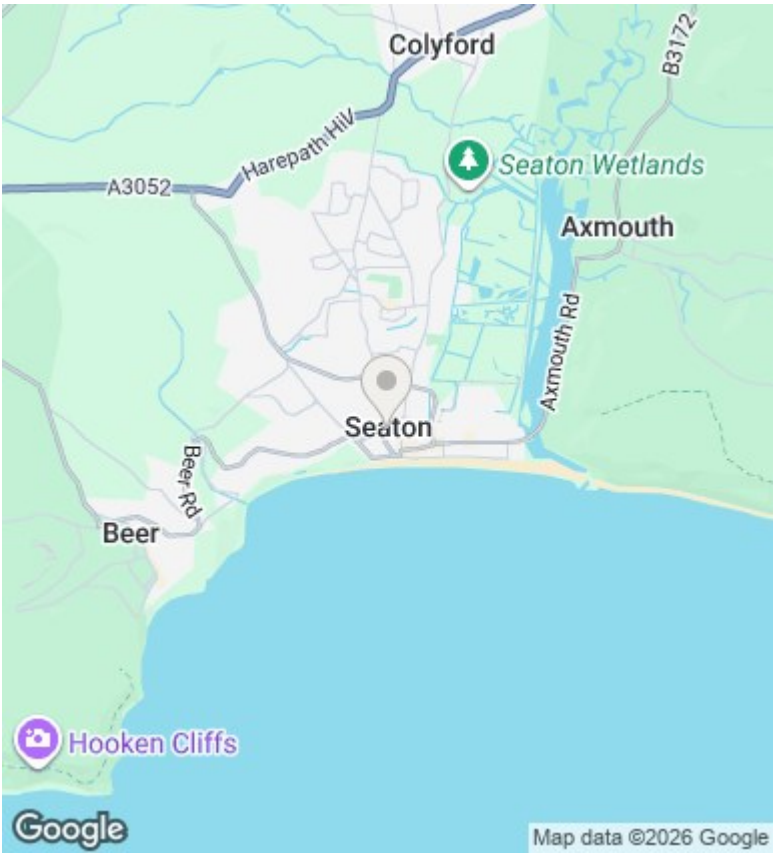
Directions

Viewings

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

Council Tax Band

B



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      | 79                      |
| (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 |