



31 Tower Chalet Harepath Hill, Seaton, EX12 2TF

Asking Price £50,000 Leasehold

- A well presented detached chalet
- Two Bedrooms
- Residents Parking
- Spacious living room
- Modern Kitchen
- No onward Chain
- Sealed unit double glazing
- Timber Decked Verandah and Communal Lawned Gardens

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A well presented detached holiday chalet set back from the road in a desirable, level location in this popular East Devon holiday park, The Tower Country Chalet Park, on the outskirts of Seaton. The property briefly comprises a spacious living room, two bedrooms, kitchen and bathroom. Outside, the chalet benefits from a south west facing decked seating area and use of the communal surrounding lawned gardens. Further benefits include sealed unit double glazing and electric heating. There is unallocated residents parking available close at hand. Please note the park is open for seven and a half months of the year.



Council Tax Band: A



Living Room

15'8" x 8'0" (4.8 x 2.44)

Full length picture window to front with open outlook. Electric heater.

Kitchen

8'3" x 7'10" (2.54 x 2.39)

Fitted with roll top work surfaces, drawer units, cupboard units, eye level wall units, single drainer sink unit, plumbing for washing machine, fridge and cooker.

Tiled splash back

Bedroom one

8'5" x 7'10" (2.59 x 2.41)

Double size bedroom with window to the side.

Bedroom two

8'7" x 7'10" (2.64 x 2.39)

Fitted with bunk beds with a window to the front

Bathroom

7'10" x 5'6" (2.39 x 1.68)

Fitted with white suite comprising a panelled bath, fitted shower unit, low level toilet and wash hand basin.

Outside

To the front of the chalet is a timber decked area and owners have use of the lawned communal gardens. There is also unallocated parking located adjacent to the site

TENURE

Leasehold-approximately 42 years to run.

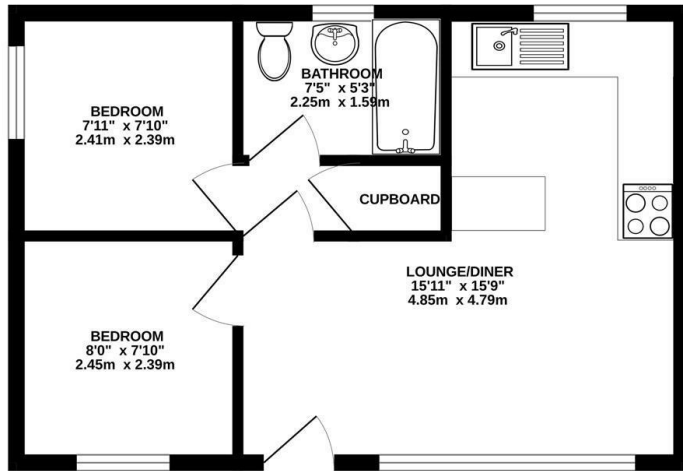
GROUND RENT AND SERVICE CHARGE

We are advised for the period 1/4/24 to 31/3/25 the combined service charge/ground rent amounts to £1961.96 per annum. (The charges are payable in 2 six monthly instalments 25th March and 29th September). Please enquire with the

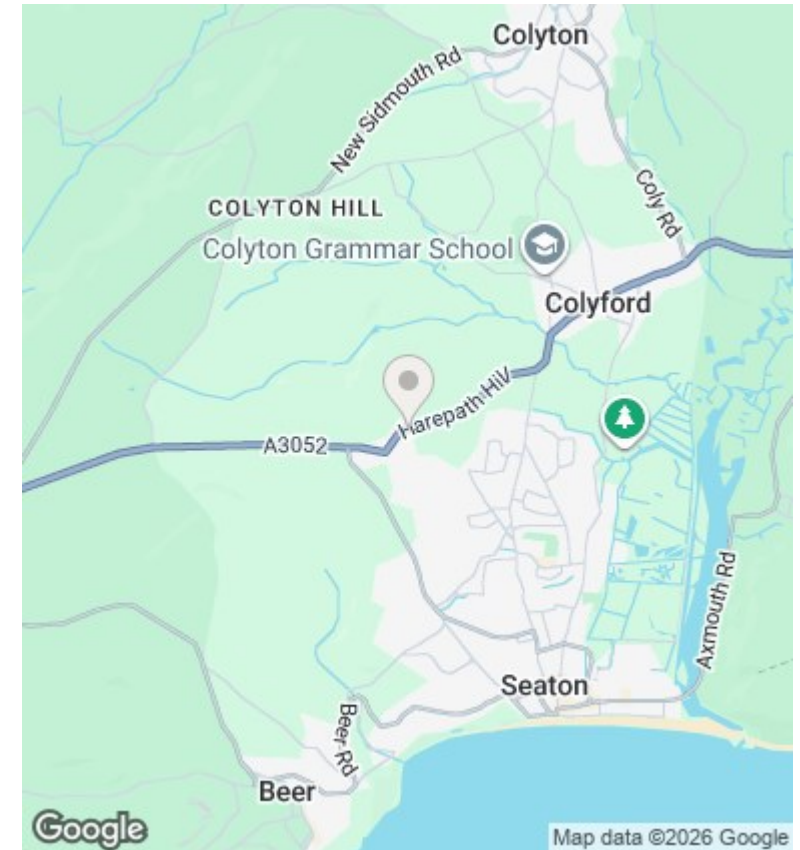
agent for further details.

PLEASE NOTE : The site is occupiable for seven and a half months of the year (ie the site is not open year round)

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

Viewings

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

Council Tax Band

A