

LOT  
**34**

**6 The Close, Seaton, Devon EX12 2RL**

**\*GUIDE PRICE £135,000+**

A two bedroom ground floor flat with enclosed private garden.

#### **DESCRIPTION**

A two bedroom ground floor flat, conveniently situated for the town centre and beach, enjoying a secluded pedestrianised location in the highly sought after seaside town of Seaton and having the benefit of a good sized enclosed private garden with decked seating area, pond, shed and flower beds. The property has had recent refurbishment and a lease renewal in 2018 making it a perfect opportunity for buy to let/ holiday investors and owner/occupiers alike.

#### **LOCATION**

Seaton is a popular seaside town situated on the Jurassic Coastline offering a range of day to day shopping and leisure facilities, supermarkets and educational facilities, with circa 1 mile of shingle beach, cliff top walks and a tram service to the nearby villages.

#### **ACCOMMODATION**

**Ground Floor** Private entrance with storage cupboard, sitting room, inner hallway, kitchen with access to the rear porch and garden, two bedrooms and bathroom.

**Outside** Enclosed courtyard area leading to a good sized private gated garden with decked seating area, ornamental pond, shed and flower beds.

#### **EPC**

Energy Efficiency Rating – D

#### **AUCTION VALUER**

Wendy Alexander

#### **VIEWING**

Strictly by prior appointment only with Fulfords Seaton 01297 24224. General enquiries Countrywide Property Auctions 01395 275691.

