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18 Tanyards Court, Beer Road, Seaton, Devon EX12 2PA

***GUIDE PRICE £55,000–£65,000**

General view of building

A purpose built one bedroom flat with lift and parking available for an additional fee.

DESCRIPTION
A purpose build second floor one bedroom apartment with a lift service to all floors and parking available for an additional fee. The property is well presented and ready for either owner/occupation or for sub-letting, to over 55s with prior approval of the management. We understand that the current rental income achievable for one bedroom apartments in the building is circa £550pcm/£6,600pae.

LOCATION
The popular seaside town of Seaton is situated on the dramatic Jurassic Coast and offers a wide range of shopping and leisure facilities, cafes, restaurants, public houses and medical centre.

ACCOMMODATION
Ground Floor Communal entrance hallway with stairs and a lift service to all floors.
Second Floor Flat 18: Entrance hallway, sitting room, kitchen, bedroom and bathroom.

NOTE
We understand that whilst the property may be purchased by those under 55 years of age, occupancy is restricted to those over 55 and with prior approval of the management. Interested parties must make and rely upon their own enquiries of both the lease and management company.

EPC
Energy Efficiency Rating – C

AUCTION VALUER
Wendy Alexander

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