



Riverdale Close, Seaton EX12 2TN

welcome to

Riverdale Close, Seaton

Fox & Sons are delighted to bring to the market this lovely purpose built two-bedroom ground-floor corner apartment, perfectly positioned to enjoy breathtaking, far-reaching views, and located on the outskirts of the coastal town of Seaton.

Communal Hallway

Entered via secure door, good sized storage cupboard for the sole use of number 73, access into accommodation

Entrance Hallway

Entered via uPVC front door, doors leading to subsequent rooms, built in storage cupboard, radiator, ceiling light point

Lounge

uPVC double glazed windows to front and side aspects with beautiful views to surrounding countryside, radiators, ceiling light point

Kitchen

uPVC double glazed window to side aspect, range of wall and base units with worktop over and tiled splashback, integrated gas oven with gas hob and cooker hood over, 1.5 stainless steel drainer sink, space for freestanding tumble dryer (included in the sale), space for freestanding fridge/freezer and under counter washing machine, built in pantry cupboard, radiator, ceiling light point

Master Bedroom

uPVC double glazed window to side aspect with beautiful views to surrounding countryside, built in wardrobe, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to side aspect, radiator, ceiling light point

Wet Room

uPVC double glazed opaque window to front aspect, wet room style, shower, low level WC, hand wash basin, tiled walls, radiator, ceiling light point

Parking

Private garage nearby





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Riverdale Close, Seaton

- GROUND-FLOOR APARTMENT
- TWO BEDROOMS
- COUNCIL TAX BAND B
- BEAUTIFUL VIEWS
- GARAGE

Tenure: Leasehold EPC Rating: D

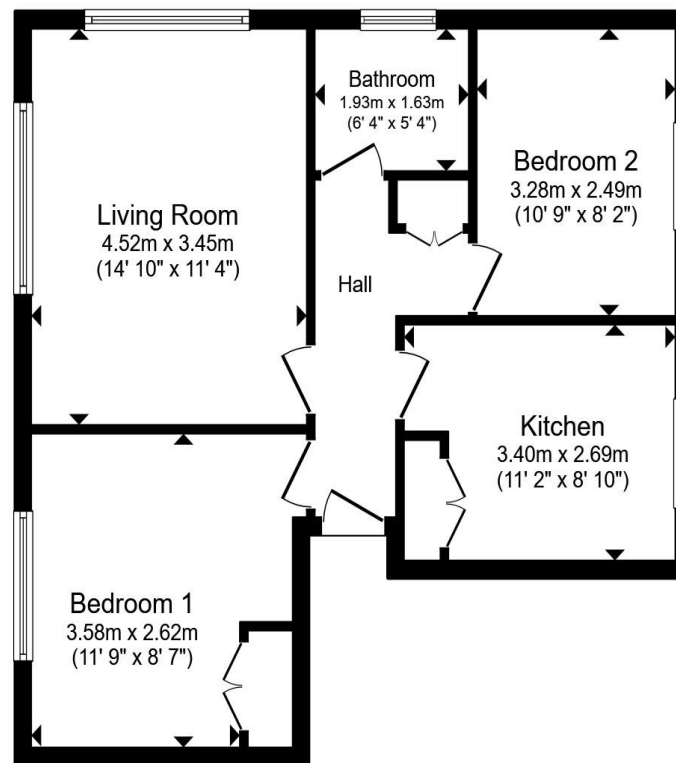
Council Tax Band: B Service Charge: 140.00

Ground Rent: 886.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£175,000



Total floor area 55.3 m² (595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
AXM104932 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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