



Asking Price £90,000 Leasehold

2 Bedroom, Apartment - Retirement

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

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 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Tanyards Court

Tanyards Court is a delightful development of 32 one and two bedroom apartments which is well positioned within the beautiful seaside location of Seaton. Tanyards Court is situated close to the bus stop, giving easy access to the surrounding areas. The nearest supermarket is a Tesco Superstore just a short distance from the development.

Tanyards Court manager is on hand between 9am and 1pm Monday to Friday, to keep the development in perfect shape.

Tanyards Court has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Development Manager during the day and 24 hours, 365 days a year by the Careline team.

Tanyards Court is managed by the award winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every apartment owner.

Tanyards Court requires the apartment occupant(s) to be over the age of 55.



Property Overview

Churchill Sales & Lettings are marketing this two bedroom first floor apartment in need of a cosmetic update.

The property offers deceptively spacious accommodation throughout. The Lounge offers ample space for living and dining room furniture.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is space for a fridge and freezer.

Bedroom One is a generous double room with plenty of space for bedroom furniture.

Bedroom Two could be used as a Study or Hobby Room.

The Wet Room offers a large walk-in shower with screen, handrails, a WC and wash hand basin.

The apartment also benefits from two useful storage cupboards located in the hallway.



Features

- Two bedroom first floor retirement apartment
- No forward chain
- Development Manager available 5 days a week
- Highly convenient location close to shops and bus routes
- Supermarket within each reach of the development
- Located within the seaside town of Seaton
- 24 Hour Careline system for safety and security



Key Information

Service Charge (Year ending 31st March 2025):
£3,221.15 per annum.

Ground Rent: Collected by Somerdawn Ltd

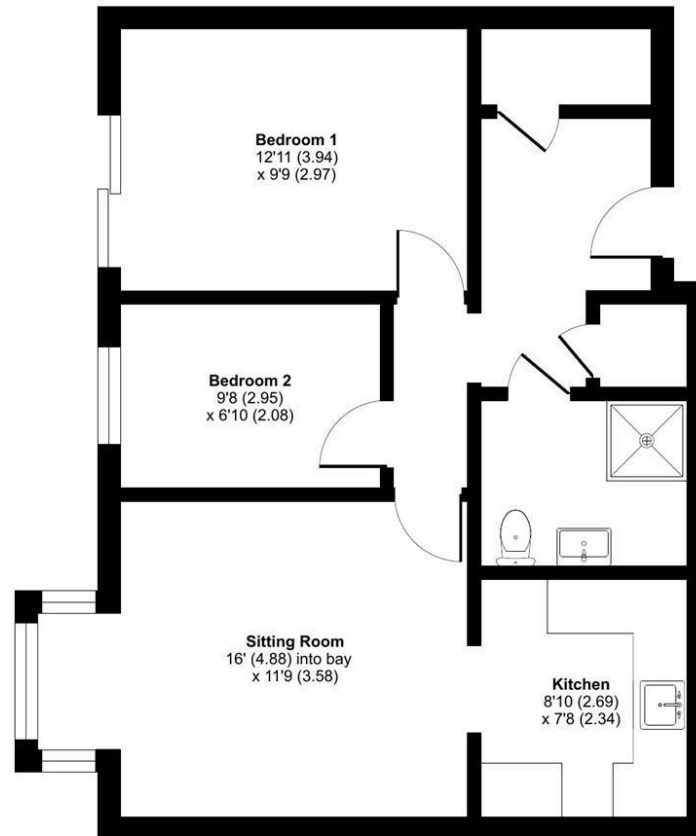
Council Tax: Band B

99 year Lease commencing 1987

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, communal water and sewerage rates, communal cleaning, utilities and maintenance, grounds maintenance, lift maintenance, development manager and a contribution to the reserve fund.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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