

**Vicary & Co**

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**1B Beach Road, Seaton, EX12 2LZ**

**TO LET**

**£1000 PCM**

Coming Soon - A Charming two bedroom terrace house situated moments from Seaton seafront and amenities. No Smoking.



Located just a short stroll from Seaton's seafront, this two-bedroom terrace house offers a blend of character features and modern updates.

The ground floor comprises an entrance hallway, a living/dining room with painted board flooring, a log-burner and a front-aspect window. The contemporary shaker-style kitchen includes wall and base units, integrated dishwasher and fridge, freestanding electric cooker, Belfast sink, brick-style tiled flooring, and an understairs storage cupboard. The bathroom is fitted with a heritage-style suite comprising a roll-top bath, pedestal wash basin, WC, and washing machine.

Upstairs, the light landing leads to a double bedroom with dual-aspect windows and an en suite shower room with shower enclosure, WC, and hand wash basin. The second bedroom is a small double with front-aspect window.

There is no enclosed garden, but a small open area to the front provides space for outdoor seating. No parking with the property, however permit parking can be obtained locally.

The property is to be offered Furnished/ Part-Furnished.

Living Room 4.43m x 2.95m  
Kitchen 4.46m x 1.88m  
Bedroom One 3.30m x 3.38m  
Bedroom Two 3.32m x 2.24m  
Bathroom 1.91m x 1.78m

SERVICES  
Gas, Electricity and mains water & waste connected

COUNCIL AUTHORITY  
East Devon Council  
Council Tax Band: TBC

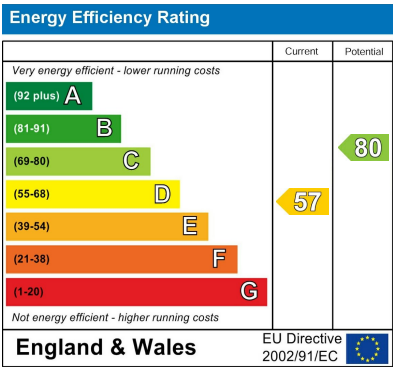
ENERGY PERFORMANCE D (57)

RENT £1000.00 PCM

HOLDING DEPOSIT £230.76 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES  
£1000.00 Rent in Advance  
£1153.84 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing strictly by appointment



**Vicary & Co**  
38 South Street  
Bridport  
Dorset  
DT6 3NN

01308 459550  
info@vicaryandco.com  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements