



- SPACIOUS WELL PRESENTED GROUND FLOOR APARTMENT
- CONVENIENTLY LOCATED FOR TOWN, BEACH AND AMENITIES
- TASTEFULLY DECORATED
- RECEPTION/KITCHEN DINING AREA
- INNER HALLWAY, TWO BEDROOMS, BATHROOM
- PRIVATE FULLY ENCLOSED GARDEN
- COMMUNAL PATIO
- ALLOCATED PARKING AND VISITORS PARKING

Hermosa Road, Teignmouth, TQ14 9JZ

£170,000

Opportunity to purchase a spacious and well presented ground floor apartment, conveniently situated in easy walking distance to Teignmouth town centre, seafront, beaches and mainline railway station. This tastefully decorated apartment has free flowing reception/ kitchen dining area, an inner hallway leads to two bedrooms and a bathroom. The property has use of a private and fully enclosed garden. Allocated parking.



Property Description

Opportunity to purchase a spacious and well presented ground floor apartment, conveniently situated in easy walking distance to Teignmouth town centre, seafront, beaches and mainline railway station. This tastefully decorated apartment has free flowing reception/ kitchen dining area, an inner hallway leads to two bedrooms and a bathroom. The property has use of a private and fully enclosed garden. Allocated parking and visitors parking.

Secure telephone entry system and front door into communal hallway.

Door to Apartment 2.

APARTMENT 2

Through into...

OPEN PLAN RECEPTION/KITCHEN

RECEPTION AREA:

Spacious, with uPVC double glazed bay window overlooking the front aspect, two radiators, feature fireplace. Open through to...

KITCHEN/DINING ROOM:

Modern fitted kitchen with range of high gloss white cupboard and drawer base units under laminate rolled edge work surface, brushed chrome Candy double oven and four ring ceramic hob, single drainer stainless steel sink unit with mixer tap over, space and plumbing for automatic washing machine, space for upright fridge freezer, attractive tiled splash backs, corresponding eye level units with concealed extractor, breakfast bar, recessed spotlighting.

Door through to...





INNER HALLWAY

Doors to useful store/cloaks cupboard and further storage, radiator. Hatch and access to loft space. Doors to...

BEDROOM

uPVC double glazed window overlooking the side aspect and gardens, two radiators.

BEDROOM 2

Radiator, wall mounted gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC obscure glazed window giving access onto private garden.



PRIVATE GARDEN

Fully enclosed garden, ideal for those with small children, with level area of astro turf garden. Further level area of sun deck with far reaching rural views. External water tap and courtesy lighting.

BATHROOM

Fully tiled with modern white suite comprising shower bath with fitted Triton shower over, glazed shower screen, low level WC, pedestal wash hand basin, radiator, fitted extractor.

The property is accessed over a private parking area.

Apartment 2 benefits from its' own **ALLOCATED PARKING** as well as **VISITORS PARKING** with a communal raised paved patio adjacent to the entrance.



Ground Floor
70.8 sq.m. (762 sq.ft.) approx.



TOTAL FLOOR AREA : 70.8 sq.m. (762 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MATERIAL INFORMATION - Subject to legal verification

Leasehold

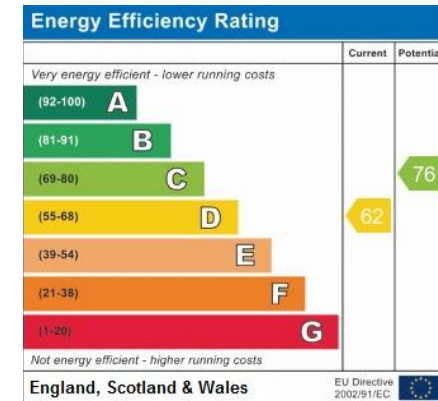
Length of Lease: 99 years

Annual Ground Rent:

Annual Service Charge: £500 per year

Service Charge Review: Ground Rent Review: Summer 2024 - Management company will have a meeting (to be arranged)

Council Tax Band A



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements