



A spacious two bedroom, ground floor apartment with private access located on the seafront in the beautiful town of Teignmouth.

Flat 1, The Lendrick | 4 South View | Teignmouth | TQ14 8BJ





PROPERTY TYPE

Ground floor apartment



SIZE

659 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

On road parking



OUTSIDE SPACE

Private use of communal patio garden



EPC RATING

68 (D)



COUNCIL TAX BAND

B



in a nutshell...

- Prime location on the seafront
- Open plan kitchen/living area
- Modern kitchen
- Good sized bedrooms
- Family bathroom
- Use of patio garden
- On road parking
- Close to amenities



the details...

A spacious ground floor apartment with two bedrooms located in a prime location on the seafront and close to the shops, beaches and amenities in the popular seaside town of Teignmouth.

A wrought-iron gate leads into an enclosed, low-maintenance garden with a terrace of paving and a log-edged bed of decorative shingle with a water feature leads to the entrance. The patio is communal, but the owner of the flat has private use of it. This property forms part of an impressive converted Victorian townhouse and is in an enviable position with views of the Den, beside Powderham Terrace, and is only a stone's throw from the sea.

Inside, it is well presented with light and neutral décor throughout, and it feels warm and welcoming with gas central heating and double glazing. The entrance hallway has a hard-wearing doormat, plenty of space for the storage of coats and shoes, and a cupboard containing a condensing combi-boiler providing the central heating and hot water on demand.

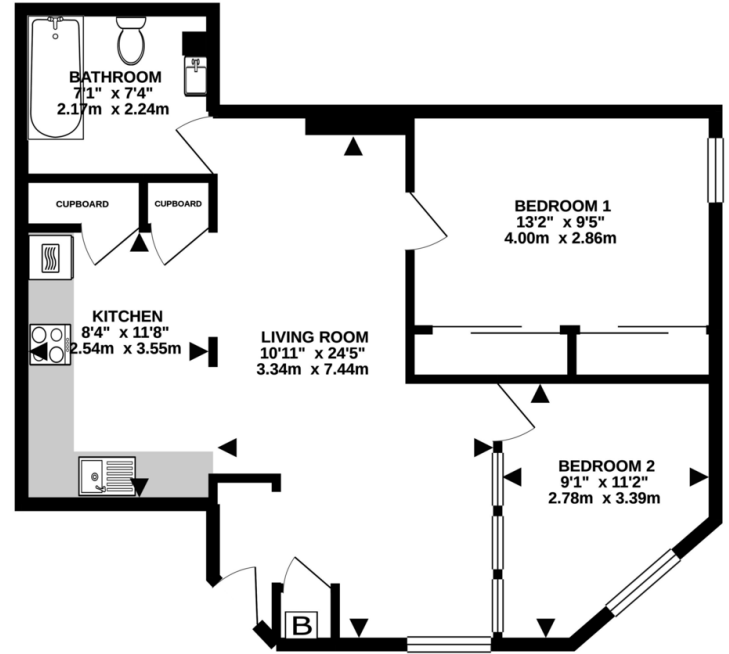
The hallway flows through into a spacious open plan kitchen/living area which has plenty of natural light from a sash window to the front and has plush carpet underfoot. The kitchen has a stylish vinyl floor and a modern fitted kitchen with plenty of quartz-effect worktop space, tiled splashbacks and a range of gloss-white base, drawer and wall units, providing ample cupboard space, complete with plinth feature lighting.

The master bedroom is an excellent sized double with built-in wardrobes that have sliding mirror doors, providing plentiful clothes storage and the second bedroom is a good sized single with plush carpet and plenty of light from a sash window with views to the front. The bathroom is modern with a stylish and durable vinyl floor and part-panelled walls in a quartz effect, with a modern white suite comprising a bath with a shower and folding glass screen above, a WC and a vanity unit with a basin and storage beneath for toiletries.

Parking is on-road at the front of the property or nearby.

Lease details -
969 years remaining
Service charge - £1584 PA

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq. ft. (61.2 sq.m.) 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 for 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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the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter.

Shopping

Late night pint of milk: Co-op 0.2 mile

Town centre: 50 yards

Supermarket: Lidl 0.3 mile

Relaxing

Beach: 100 yards

Park: 50 yards

Travel

Bus stop: 100 yards

Train station: Teignmouth 0.4 mile

Airport: Exeter 19 miles

Schools

Our Lady & St Patricks Primary School: 1.1 miles

Teignmouth Community School: 0.5 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 8BJ**

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how to get there...

From our Teignmouth office continue down Den Road towards the sea front. At the end of the road turn right onto Den Crescent, follow the road to the roundabout where the property can be found on the corner.

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