



- NO ONWARD CHAIN
- CONVENIENTLY LOCATED FOR AMENITIES AND SEAFRONT
- MODERN WELL PRESENTED APARTMENT
- OPEN PLAN RECEPTION/KITCHEN AREA
- TWO BEDROOMS
- MODERN BATHROOM
- ALLOCATED PARKING
- LIFT AND STAIR ACCESS

Carlton Place, Teignmouth, TQ14 8FQ

OIEO £260,000

A superb two bedroom apartment situated in a level town centre location with the advantage of secure covered parking. The communal areas are tastefully decorated and well presented. The apartment affords an open plan reception/kitchen with fitted appliances, two bedrooms, well appointed bathroom, secure under cover allocated parking. With level access and in close proximity to all town centre amenities and Teignmouth seafront and beaches. NO CHAIN.



Property Description

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Secure entry door into...

COMMUNAL HALLWAY

Access via stairs and lift to second floor. Door to Apartment 22.

ENTRANCE HALLWAY

Telephone entry system control unit, radiator, door to linen cupboard with slatted shelving housing a gas boiler providing the domestic hot water supply and gas central heating throughout the property. Door to deep walk in cloaks cupboard. Doors to...

OPEN PLAN RECEPTION/KITCHEN

RECEPTION AREA: Two uPVC double glazed windows overlooking the front aspect with Juliet balcony, radiator. Open through to KITCHEN: range of cupboard and drawer base units under laminate rolled edge work surfaces with integral appliances including Hotpoint washing machine, dishwasher, oven, fridge, freezer and four ring ceramic hob with chimney style extractor over, tiled splash backs, corresponding eye level units with under counter lighting, wine rack.

BEDROOM ONE

uPVC double glazed window overlooking the front aspect, radiator.

BEDROOM TWO

uPVC double glazed window overlooking the front aspect, radiator.





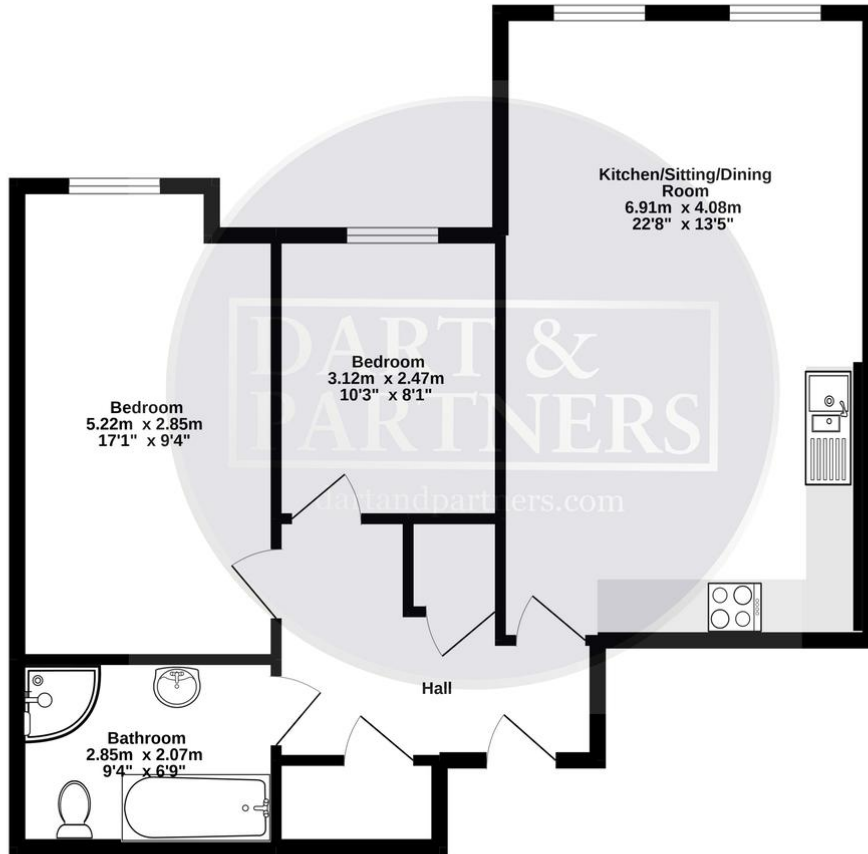
BATHROOM

Fully tiled walls and flooring with modern contemporary suite comprising panelled handled bath with mixer tap and shower attachment, WC, wall hung wash hand basin, shower cubicle with glazed sliding door and screen, fitted shower, fitted extractor, ladder style towel rail/radiator, illuminated mirror with shaver socket.

OUTSIDE

The property is approached via secure entry system and apartment 22 benefits from ALLOCATED OFF ROAD PARKING.

2nd Floor
65.7 sq.m. (707 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

TOTAL FLOOR AREA : 65.7 sq.m. (707 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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