



- IMMACULATELY PRESENTED IMPRESSIVE PENTHOUSE APARTMENT
- LIFT, SECURE ENTRY PHONE SYSTEM
- EXTENSIVE LOFT AND EAVES STORAGE
- FAR REACHING SEA, ESTUARY AND RURAL VIEWS
- ALLOCATED PARKING, VISITORS PARKING
- LARGE ROOMS, OVER 1000 SQ FT
- LOUNGE DINING ROOM, TWO BEDROOMS, LUXURY SHOWER ROOM
- KITCHEN BREAKFAST ROOM, OFFICE/STUDY AREA

Heathlands Court, Heathlands Rise, Teignmouth, TQ14 9HH

Guide Price £295,000

This exquisite two bedroom apartment is set within a small block of only 6 properties. The apartment is offered in immaculate decorative order throughout with generously sized rooms throughout and briefly comprises; entrance hallway, kitchen/breakfast room, lounge/dining room, two bedrooms, shower room, allocated and visitors parking. Landscaped south facing communal gardens and stunning coastal views from the lounge and rural views from the side windows. No Onward Chain.



Property Description

An impressive penthouse apartment in the prestigious Heathlands Court development enjoying uninterrupted views across Teignmouth to the Teign estuary, Ness, Babbacombe coastline and out to sea.

Over 1000 square feet of accommodation.

This exquisite two bedroom apartment is set within a small block of only 6 properties. The apartment is offered in immaculate decorative order throughout with generously sized rooms throughout and briefly comprises; entrance hallway, kitchen/breakfast room, lounge/dining room, two bedrooms, shower room, allocated and visitors parking. Landscaped south facing communal gardens and stunning coastal views from the lounge and rural views from the side windows.

Communal rear entrance door opening into lobby, lift rising to second floor landing, private entrance door opening into No. 6. Communal stairs leading to front door and gardens.

SPACIOUS ENTRANCE HALLWAY

Hatch and access to loft space with ladder, providing ample storage, radiator, secure entry phone system, double, multi paned doors into....

LOUNGE/DINING ROOM

An 'L' shaped, dual aspect room. uPVC double glazed window with far reaching coastal, estuary and rural views, further window overlooking open farmland in an easterly direction, three radiators, space for table and chairs in dining area. Office/study area.

KITCHEN/BREAKFAST ROOM

Modern range of high gloss cupboard and drawer base units under rolled edge work surfaces. Corner display shelving, appliance spaces, plumbing for washing machine, dishwasher, fridge and freezer, Lamona drainer sink unit with mixer tap over, integrated electric oven and four ring ceramic hob, larder style unit, tiled splash backs, corresponding eye level units with under cupboard lighting, concealed extractor





hood, radiator, uPVC double glazed window with views over open farmland.

BEDROOM ONE

uPVC double glazed window overlooking rear aspect, radiator, two deep, double built in wardrobes with hanging rail and shelving over, door to eaves storage providing ample storage, radiator.

BEDROOM TWO

Velux window to side aspect taking in views over open farmland, door to extensive eaves storage, radiator.

SHOWER ROOM

Luxury shower room fitted with a corresponding suite comprising a corner, walk in shower cubicle with glazed screen and sliding door with fitted shower, low level WC, wash hand basin set into high gloss vanity unit with cupboard and drawers, walls tiled to most part with attractive tiled dado, large obscure glazed Velux window, fitted extractor, ladder style towel rail/radiator, double doors to linen/store cupboard, single door to further storage also housing a wall mounted Baxi gas combination boiler providing the domestic hot water supply and central heating system throughout the property.

OUTSIDE

Heathlands Court is approached up a private road, Heathlands Rise, where there is visitor parking. 6 Heathlands Court benefits from its own allocated parking space, sited to the rear of the block. The property benefits from landscaped, south facing communal gardens.

The property is located close to a bus route into the town. Each apartment is Leasehold and owns one sixth of the Freehold.

Council Tax Band C

<https://www.gov.uk/council-tax-bands>



MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: 999 years from 2000 - each Apartment

has a Lease - each owns 1/6 of the Freehold

Annual Ground Rent: No Ground Rent

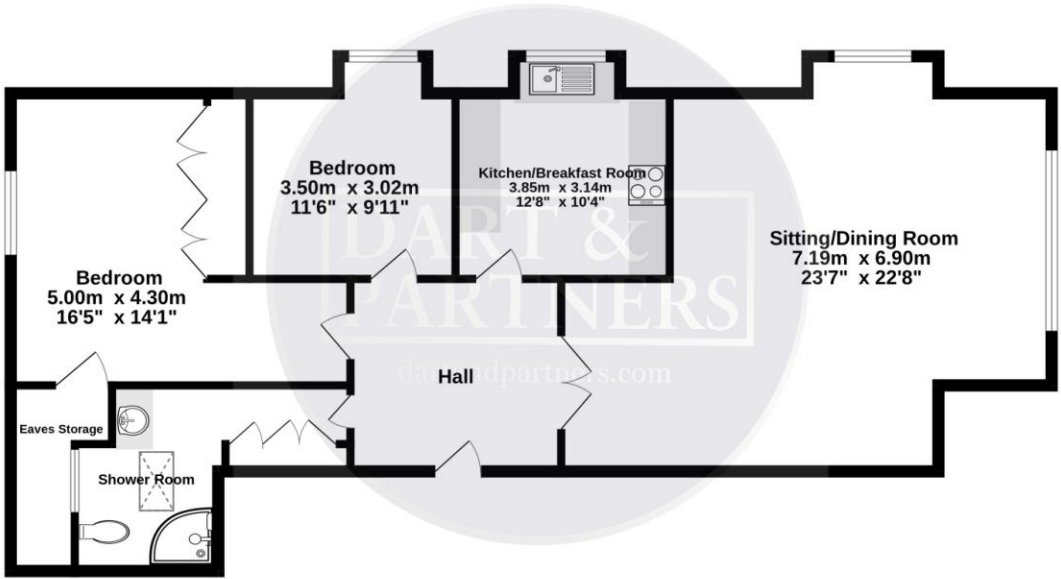
Ground Rent Review: N/A

Annual Service Charge: From September 2023:

£1920.00 per year- includes maintenance, buildings insurance etc

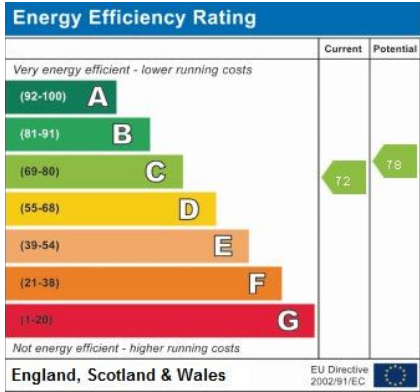
Service Charge Review: Next review, decided by Residents, will take effect from September 2024.

Council Tax Band C



TOTAL FLOOR AREA : 95.0 sq.m. (1023 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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