



- NO ONWARD CHAIN
- DELIGHTFUL SEA, RIVER AND RURAL VIEWS
- SPACIOUS LOUNGE OPENING TO BALCONY
- KITCHEN BREAKFAST ROOM
- TWO BEDROOMS (ONE ENJOYING FABULOUS VIEWS)
- BATHROOM
- PARKING, GARDEN AND PATIO AREA
- GAS CENTRAL HEATING, DOUBLE GLAZING

### Mill Lane, Teignmouth, TQ14 9BJ

Guide Price £180,000

"Caragh" has been owned by the same family for over 100 years and has been split into two apartments. We are delighted to offer to the market for the first time, the upper flat. The upper flat has many original features including original doors and handles, a staircase with turned newels and spindles. The accommodation briefly comprises; a spacious lounge, kitchen/breakfast room, private covered south facing balcony enjoying delightful views into the nearby river Teign estuary and over open farmland taking in Shaldon, the Ness, Teignmouth's back beach and out to sea, two bedrooms with bedroom one enjoying similar views to the lounge, and a three piece bathroom. Gas central heating and double glazing is installed throughout the apartment which also benefits from allocated off road parking and the option to rent an additional parking space. Small lawned area and patio.



## Property Description

Canopied entrance to an obscure glazed entrance door into...

### ENTRANCE VESTIBULE

Door to useful under stairs store cupboard with fitted shelving.  
Door to...

### INNER HALLWAY

Radiator. Staircase with attractive turned newels and spindles rising to a dog leg landing with uPVC double glazed window to side aspect. Stairs continuing to...

### MAIN LANDING

Doors to...

### LOUNGE

Radiator, picture rail, uPVC double glazed sliding patio doors with access onto private balcony and enjoying superb views into the nearby river Teign estuary taking in Teignmouth's back beach, the Ness, Shaldon, open farmland and out to sea.

From the lounge, patio doors through to...

### BALCONY

Enclosed covered balcony with timber and steel balustrading which enjoys the aforementioned river, rural and sea views.

### KITCHEN/BREAKFAST ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces, brushed chrome electric oven, four ring gas hob with extractor hood over, single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, further appliance space, corresponding eye level units with glazed fronted display cabinets, tiled splash backs, wall mounted Baxi boiler providing domestic hot water and gas central heating throughout the apartment, uPVC double glazed window to the side aspect looking across Teignmouth into the river Teign estuary and out to sea, radiator, space for table and chairs.





**BEDROOM**

Picture rail, radiator, uPVC double glazed bay window enjoying the delightful river, rural and sea views.

**BEDROOM**

uPVC double glazed window to rear aspect, radiator.

**BATHROOM**

Fully tiled bathroom with white suite comprising panelled handled bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, uPVC obscure double glazed window, fitted extractor, ladder style rail/radiator, fully tiled, hatch and access to loft space, shaver light and socket.



**OUTSIDE**

The property is approached through gated access to the driveway providing an ALLOCATED OFF ROAD PARKING SPACE (with an option to rent an additional parking space). From the parking area there is a gated access to a side path leading to the entrance to the upper apartment. Area of gently sloping lawn and pathway continuing to a paved patio, enclosed with steel and wooden balustrading. Steps down to a rear pedestrian access.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 199 years from 03/12/2019

Annual Ground Rent:TBC

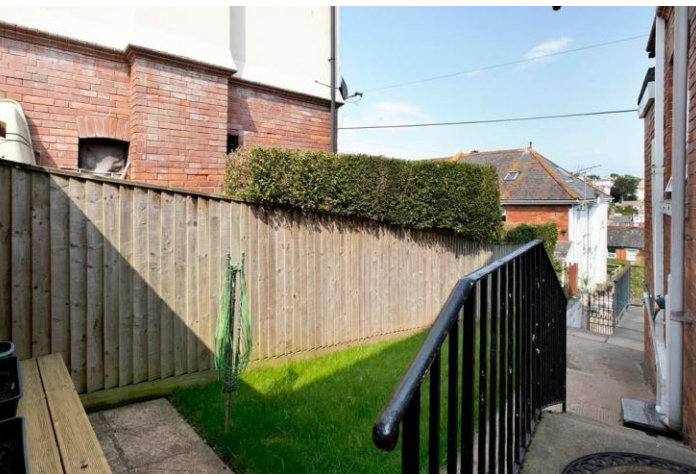
Ground Rent Review:TBC

Annual Service Charge:50/50 split

Service Charge Review:TBC

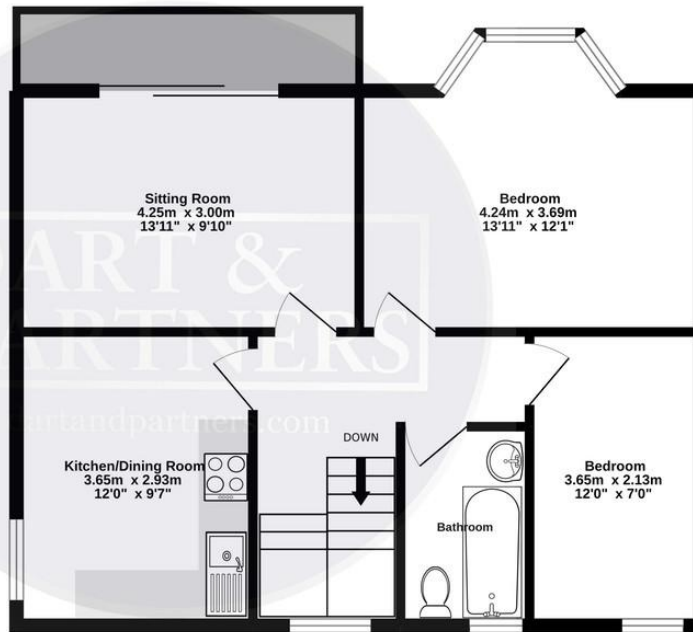
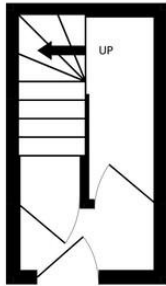
Council Tax Band A

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Ground Floor  
6.1 sq.m. (66 sq.ft.) approx.

1st Floor  
57.6 sq.m. (620 sq.ft.) approx.



**TOTAL FLOOR AREA : 63.7 sq.m. (685 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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