



- TOP FLOOR FLAT
- SEA AND RURAL VIEWS
- OPEN PLAN RECEPTION/MODERN KITCHEN
- BEDROOM WITH EN-SUITE SHOWER
- GAS C/H, uPVC DOUBLE GLAZING
- EASY ACCESS TO SEAFRONT
- SHORT LEVEL WALK TO MAINLINE RAILWAY STATION

Bitton Park Road, Teignmouth, TQ14 9BZ

Guide Price £120,000

Top floor one bedroom apartment enjoying superb sea and rural views. Open plan reception/modern fitted kitchen with appliances, bedroom with en-suite shower room, gas central heating, uPVC double glazing. Easy access to town centre, seafront and railway station



Property Description

A modernised top floor apartment enjoying superb views into the nearby River Teign estuary, conveniently located with easy access to Teignmouth and Shaldon, Teignmouth town centre, seafront and beaches with the main line railway station just a short level walk away. The apartment has double glazing and gas central heating and is offered in good order with open plan living room/kitchen, bedroom and en-suite shower room.

Entrance door to Apartment D.

ENTRANCE HALLWAY

Telephone entry control panel, recessed spotlights, doors to....

OPEN PLAN RECEPTION/KITCHEN

uPVC double glazed window with south facing views directly into the nearby River Teign estuary taking in Shaldon, open farmland beyond, Shaldon bridge, the Salty, Teignmouth back beach, the Ness and out to sea. Radiator, open through to KITCHEN with range of cupboard and drawer base units under laminate rolled edge work surface, single drainer stainless steel sink unit with mixer tap over, tiled splashback, Bosch washing machine, integrated electric oven, corresponding four ring gas hob with chimney style extractor over with corresponding eye level units, larder style unit currently housing upright fridge freezer, recessed spotlights, fitted extractor, door to store cupboard housing a wall mounted Baxi gas combination boiler providing domestic hot water supply and central heating throughout the apartment.





BEDROOM

uPVC double glazed window to the front aspect, radiator, double doors to built in wardrobe with hanging rail and fitted shelving, hatch and access to loft space, door through to...

MODERN EN-SUITE SHOWER ROOM

Fully tiled with uPVC obscure double glazed window, shower cubicle, fitted shower, glazed door/shower screen, pedestal wash hand basin, low level WC, fitted extractor, recessed spotlighting, ladder style towel rail/radiator.

The property is accessed from Bitton Park Road into a communal, tastefully decorated hall and stairs rising to the upper floor with door to Apartment D.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold: The property is a shared freehold, between the 4 flat owners.

Length of Lease: Lease is 999 years from 25/03/2007

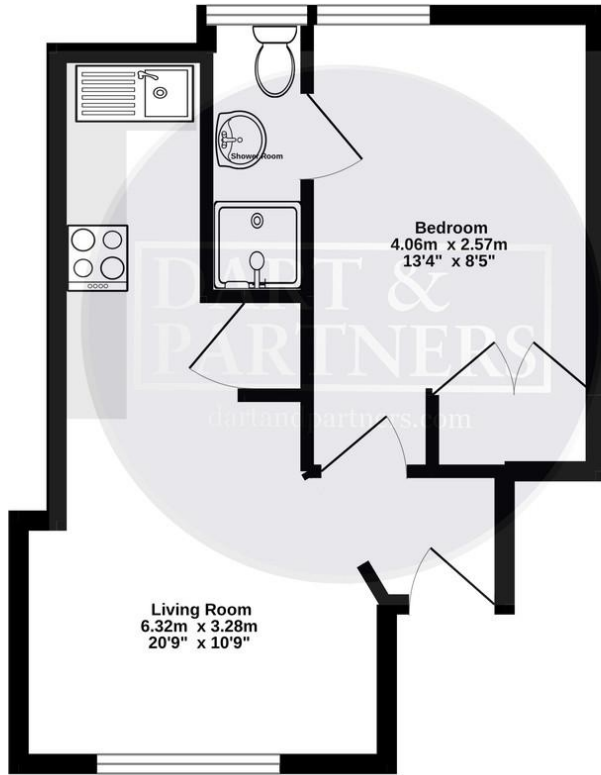
Annual Ground Rent: There is no ground rent.

Ground Rent Review: N/A

Annual Service Charge: Service charge is £180 per annum, which covers communal electricity etc. and any minor repairs and maintenance.

Service Charge Review: There is no official review date.

Council Tax Band A



TOTAL FLOOR AREA : 28.6 sq.m. (308 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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Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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