



- GROUND FLOOR APARTMENT
- LOUNGE, KITCHEN
- BEDROOM, SHOWER ROOM
- OFF ROAD PARKING
- GARDEN
- ELECTRIC HEATING
- NO ONWARD CHAIN

Higher Brimley Road, Teignmouth, TQ14 8JU

Guide Price £125,000

An opportunity to purchase a ground floor apartment benefiting from off road parking and garden. Convenient and level access with just a short walk to Teignmouth town centre, beaches and mainline railway station. The accommodation briefly comprises reception room, kitchen, bedroom, shower room, off road parking and garden. Located in a highly regarded residential location..



Property Description

uPVC obscure double glazed entrance door with corresponding side screen, opens through into....

RECEPTION ROOM

Wall hung electric heater, dado rail, recessed shelving, door through to....

BEDROOM

Deep display sill, fitted skylight, wall hung electric heater, cupboard housing electric meter

From the reception, doorway through to....

INNER HALLWAY

Door to....

KITCHEN

uPVC double glazed window overlooking the rear aspect and garden. Base units under rolled edge work surface, single drainer sink unit, tiled splashback, corresponding eye level unit, fitted extractor, appliance spaces.

SHOWER ROOM

Tiled shower enclosure with fitted Triton shower, low level WC, pedestal wash hand basin, ladder style towel rail/radiator, mirror fronted medicine cabinet, uPVC obscure double glazed window, fitted extractor.

OUTSIDE

The basement/garden apartment is accessed from a service lane, approached via Lower Brimley Road, which leads to off road parking for two vehicles. There is gated access to the rear garden which is designed with ease of maintenance in mind with a paved seating area and gravel bed.





MATERIAL INFORMATION - Subject to legal verification

Leasehold/Shared Freehold

Length of Lease: 979 Years from 1st Jan 2023

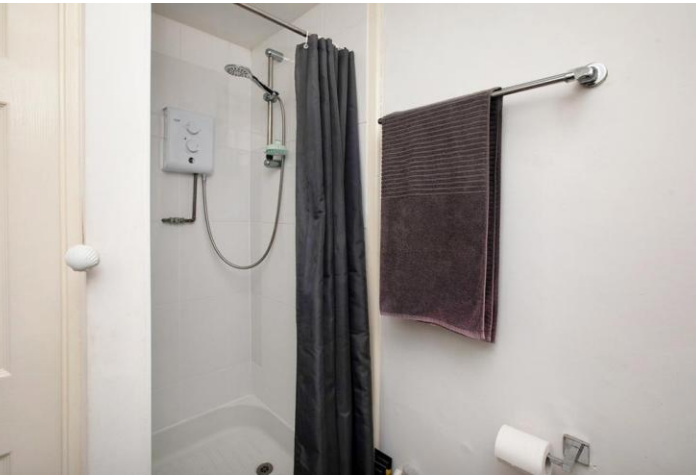
Annual Ground Rent: n/a

Ground Rent Review: n/a

Annual Service Charge: The freehold is owned 50/50 between the 2 flats but any maintenance/building's insurance is split on a one third (downstairs) two thirds (upstairs) basis.

Service Charge Review: n/a

Council Tax Band A

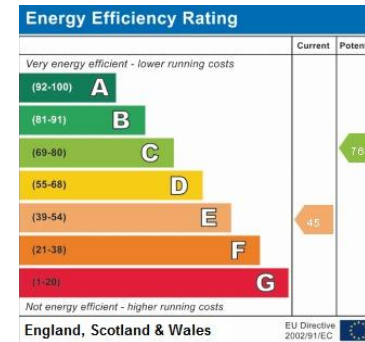


Ground Floor
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 39.0 sq.m. (420 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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