



- FIRST FLOOR SEAFRONT APARTMENT
- LEVEL ACCESS TO TOWN CENTRE, SEAFRONT AND BEACHES
- LIVING ROOM, KITCHEN
- TWO BEDROOMS
- BATHROOM & EN-SUITE SHOWER ROOM
- WALK IN STORAGE ROOM
- GAS CENTRAL HEATING
- LIFT AND STAIR ACCESS

Den Crescent, Teignmouth, TQ14 8BQ

Guide Price £200,000

A well presented first floor apartment in impressive period property, situated with easy level access to Teignmouth town centre, seafront, promenade and beaches. Open plan lounge/kitchen, two bedrooms, bathroom, en-suite shower room, walk-in storage room. Lift and stair access.



## Property Description

Portland House is an impressive period property on the seafront and Apartment 8 is located on the first floor. Being well presented with accommodation comprising entrance hallway, reception room, kitchen, two bedrooms, bathroom, en-suite shower room, large walk-in storage room. This wonderfully positioned apartment is situated in a convenient level location with easy access to all town centre amenities, Teignmouth seafront, promenade and beaches.

Attractive covered entrance porch with exterior coach lighting, entry phone system, substantial panelled door into a tiled entrance vestibule with ornate ceiling moulding. Panelled double doors through to....

### SPACIOUS ENTRANCE HALLWAY

With central arch design and continuation of the moulded ceilings. Access to the first floor either via the lift or stairs.

### FIRST FLOOR

Tastefully decorated communal hallway, door to Apartment 8.

### ENTRANCE HALLWAY

Radiator, high ceilings with ornate cornice, ceiling rose, door to....

### WALK-IN STORE ROOM

An extremely useful area which has been shelved and is a good height, providing an excellent storage facility, plumbing for washing machine.

### BEDROOM TWO

Multi paned sash window overlooking the side aspect, radiator.





### BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, fitted mirror, shaver light and socket, extractor, part tiled walls.

### INNER HALLWAY

Wall mounted telephone entry control unit, door to....

### BEDROOM ONE

Multi-paned sash window to rear aspect, radiator, door to....

### EN-SUITE SHOWER ROOM

Shower cubicle with sliding glazed door and screen, fitted shower, pedestal wash hand basin, low level WC, radiator, part tiled walls, fitted extractor, fitted mirror, shaver light and socket, deep display sill with multi-paned sash window to side aspect.

The inner hallway opens through to the main living area.



### LIVING AREA

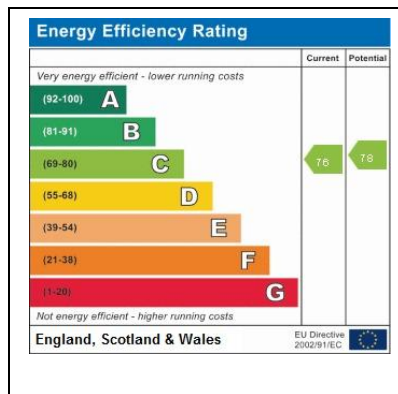
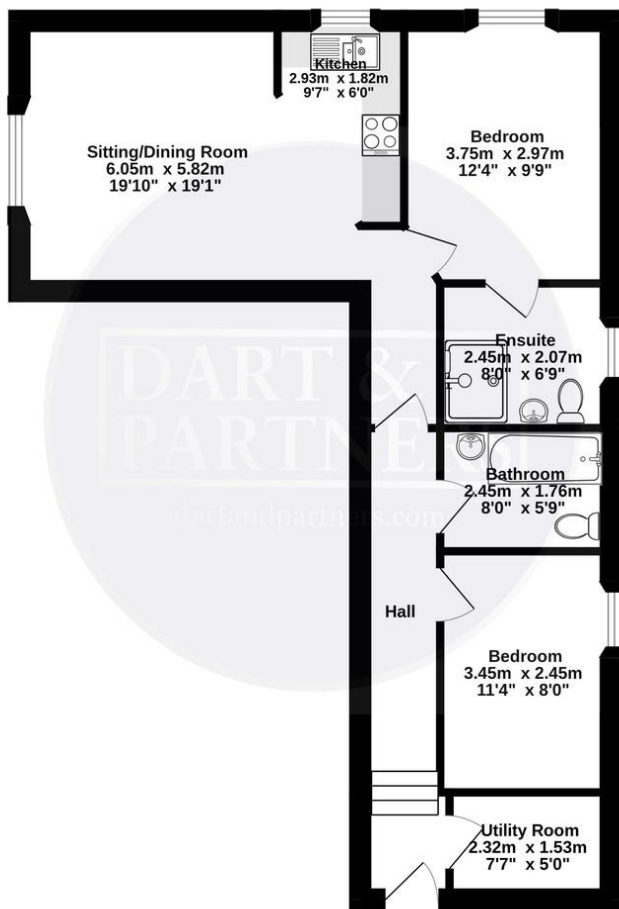
Attractive feature archway dividing the kitchen and living space.

### KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surface incorporating a one and a half bowl drainer sink unit with mixer tap over, plumbing for dishwasher, integrated electric oven with four ring electric hob, integrated fridge with freezing compartment, attractive tiled splashbacks with fruit motif, corresponding eye level units with extractor hood, wall hung Vaillant gas combination boiler providing the hot water supply and central heating throughout the property, fitted display shelving, multi-paned sash window to rear aspect, fitted extractor, spotlighting. Opening through to....



1st Floor  
64.1 sq.m. (690 sq.ft.) approx.



### MAIN RECEPTION AREA

Two radiators, floor to ceiling multi-paned sash window to the side aspect with outlook over the Den and out to sea.

### OUTSIDE

To the ground floor, with exterior access, is a bin store/storage area.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 125 years from 29 September 1999

Annual Ground Rent: £105.00 per annum paid on 29 September each year for the first 25 years till 2024.

Ground Rent Review: In September 2024 the ground rent will double to £210.00 per annum for the next 25 years

Annual Service Charge: £2791.08 for 2023 which we pay in 12 instalments of £232.59 on the 1st of each month

Service Charge Review: Reviewed in December for the following year

Council Tax Band C

TOTAL FLOOR AREA : 64.1 sq.m. (690 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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