



A two double bedroom apartment for over 55s with balcony, sea views, lift access and residents lounge set along Teignmouth sea-front

34 Leander Court | Teignmouth | TQ14 8AQ





PROPERTY TYPE

Retirement Apartment  
Leasehold



SIZE

666 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Balcony



EPC RATING

69 (C)



COUNCIL TAX BAND

C



### in a nutshell...

- Chain Free!
- Two Double Bedroom Apartment
- Retirement Living
- Sea Views
- Lift Access
- Private Balcony
- 24-Hour Emergency Careline Response System



## the details...

A purpose-built retirement apartment for over 55's with two double bedrooms and a balcony, conveniently located a stone throw from the beaches, shops, and amenities, in the popular seaside town of Teignmouth.

Leander Court has two residents' lounges, a well-maintained communal courtyard garden, a guest suite, and a laundry room. Also, a house manager and a 24-Hour Emergency Careline Response System.

An electronic fob entry system provides secure access into the communal lobby where a lift and stairs lead to the upper floors and the apartment on the second floor.

Inside, it has light and neutral decor throughout, though it would benefit from updating, and it feels warm with electric storage heating and double glazing.

The accommodation comprises an entrance hallway with an airing cupboard at one end containing the hot water cylinder, a good-sized kitchen with plenty of worktop and cupboard space, a light and airy living room with a built-in storage cupboard and wide sliding doors providing access to the balcony, two light and airy bedrooms one with a fitted wardrobe and the other with a built-in wardrobe and dual-aspect windows offering a view over the town and the Teign Estuary, and a bathroom with a matching beige three piece suite.

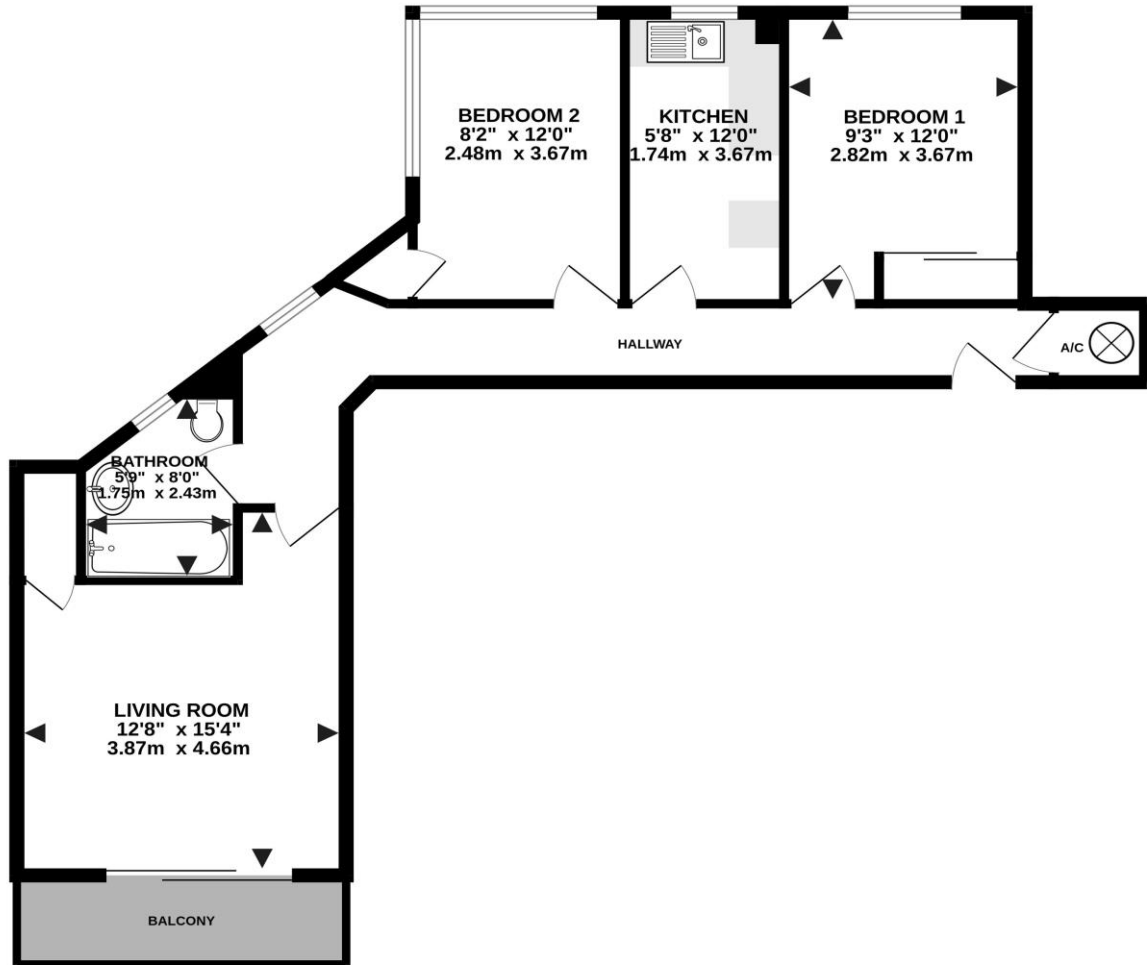
Property Tenure: 89 Year Lease remaining (Approximately)

Council Tax Band: C





the floorplan...



TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.

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## the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier, a new theatre, a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, the mainline railway station at Teignmouth and the International Airport at Exeter.

## Shopping

Late night pint of milk: Shaldon Village Store 0.2 mile

Teignmouth town centre: 0.7 mile

Supermarket: Lidl 0.8 mile

## Relaxing

Beach: Teignmouth 0.7 mile

Shaldon Botanical Gardens: 0.5 miles

Teignmouth Golf Course: 2.3 miles

## Travel

Bus stop: Bridge Rd 0.3 mile

Train station: Teignmouth 0.8 miles

Main travel link: A380 4.4 miles

Airport: Exeter 19 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 8AQ**

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