



- IMMACULATELY PRESENTED GROUND FLOOR APARTMENT
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN CENTRE AMENITIES AND SEAFRONT
- SPACIOUS RECEPTION AREA
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN FITTED SHOWER ROOM
- PRIVATE COURTYARD GARDEN
- MODERN AIRMASTER ELECTRIC HEATERS INSTALLED THROUGHOUT

**Clampet Lane, Teignmouth, TQ14 8GB**

**Guide Price £130,000**

An opportunity to purchase a immaculately presented ground floor apartment with own independent access over a private enclosed courtyard garden. The tastefully decorated and modernised accommodation briefly comprises; a spacious reception area open through to a modern fitted kitchen, two double bedrooms, modern fitted shower room, ample storage, private courtyard garden. Located with level and convenient access to all town centre amenities and



## Property Description

An opportunity to purchase a immaculately presented ground floor apartment with own independent access over a private enclosed courtyard garden. The tastefully decorated and modernised accommodation briefly comprises; a spacious reception area open through to a modern fitted kitchen, two double bedrooms, modern fitted shower room, ample storage, private courtyard garden. Located with level and convenient access to all town centre amenities and just a short walk from both Teignmouth's seafront, promenade and river beach and with Teignmouth's mainline railway station in level and close proximity. The apartment is offered with NO ONWARD CHAIN.

uPVC obscure double glazed entrance door into...

### ENTRANCE HALLWAY

Door to useful storage/cloaks cupboard. Door to further storage cupboard housing a factory lagged hot water cylinder. Wall hung Airmaster modern electric heater. Doors to...

### RECEPTION/KITCHEN ROOM

A large reception/kitchen room. RECEPTION AREA with uPVC double glazed window overlooking the front aspect with deep display sill, modern Airmaster electric wall mounted heater. Open through to KITCHEN. Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces incorporating a single drainer stainless steel sink unit with mixer tap over, integrated electric oven and ceramic four ring gas hob with extractor hood over, tiled splash backs, corresponding eye level units with corner display shelving, space for upright fridge freezer, further under counter appliance spaces, plumbing for washing machine, breakfast bar, fitted extractor fan.

### BEDROOM ONE

uPVC double glazed window overlooking the private courtyard, deep display sill, recessed fireplace, wall hung Airmaster electric heater.





### BEDROOM TWO

Two uPVC double glazed windows overlooking the courtyard and approach, wall mounted Airmaster electric heater.

### SHOWER ROOM

A modern contemporary style shower room with low level WC, pedestal wash hand basin, tiled shower enclosure with fitted Triton shower, glazed door/screen, fitted mirror, shaver light and socket, fitted extractor.

### OUTSIDE

The apartment benefits from its own private paved courtyard style garden.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared

Freehold:

Length of Lease:

Annual Ground Rent:

Ground Rent Review:

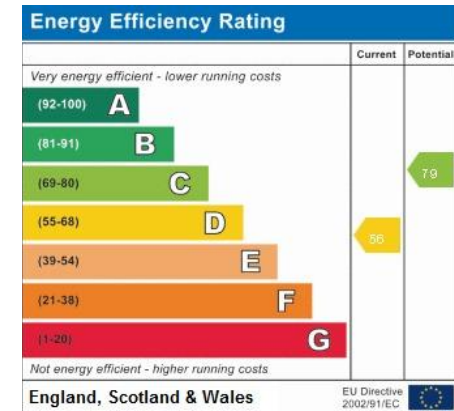
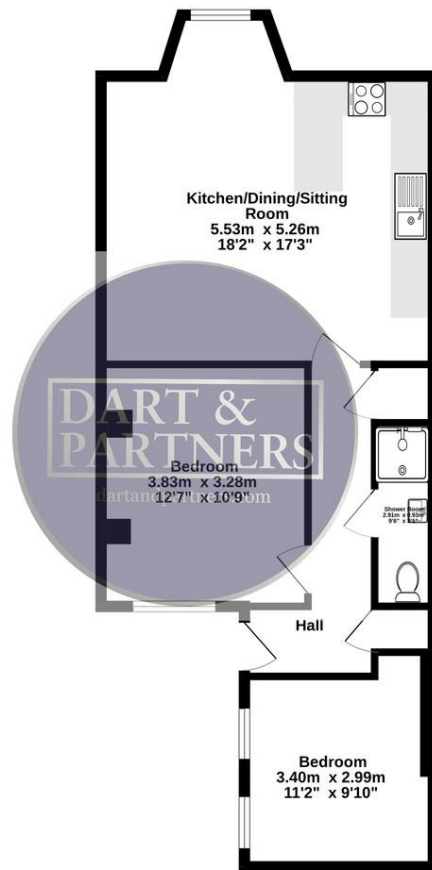
Annual Service Charge:

Service Charge Review:

Council Tax Band B

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Ground Floor  
57.6 sq.m. (620 sq.ft.) approx.



TOTAL FLOOR AREA : 57.6 sq.m. (620 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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