



A spacious one bedroom flat located in the desirable town of Teignmouth. The property has a large balcony with stunning estuary views. There is also allocated parking. This flat offers the perfect opportunity for first time buyers or those looking for an investment

Flat 9, Gredon Court | Coombe Vale Road | Teignmouth | TQ14 9EW



thoroughly good property agents



PROPERTY TYPE

Apartment
Leasehold



SIZE

552 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Balcony



EPC RATING

71 (C)



COUNCIL TAX BAND

A



in a nutshell...

- CHAIN FREE
- Estuary Views
- Allocated Parking
- Spacious Living Area
- Double Bedroom
- Close to Local Amenities
- Short Walk to Town Centre





the details...

Check out this spacious, top floor, purpose-built apartment with one double bedroom, parking, and a balcony with fabulous estuary views, a short walk from the shops, amenities and beaches, in the popular seaside town of Teignmouth.

A shared ground floor entrance leads onto a staircase to the top floor and the entrance of the apartment. Inside, it is nicely presented with light and neutral decor throughout and feels warm with gas central heating and double glazing.

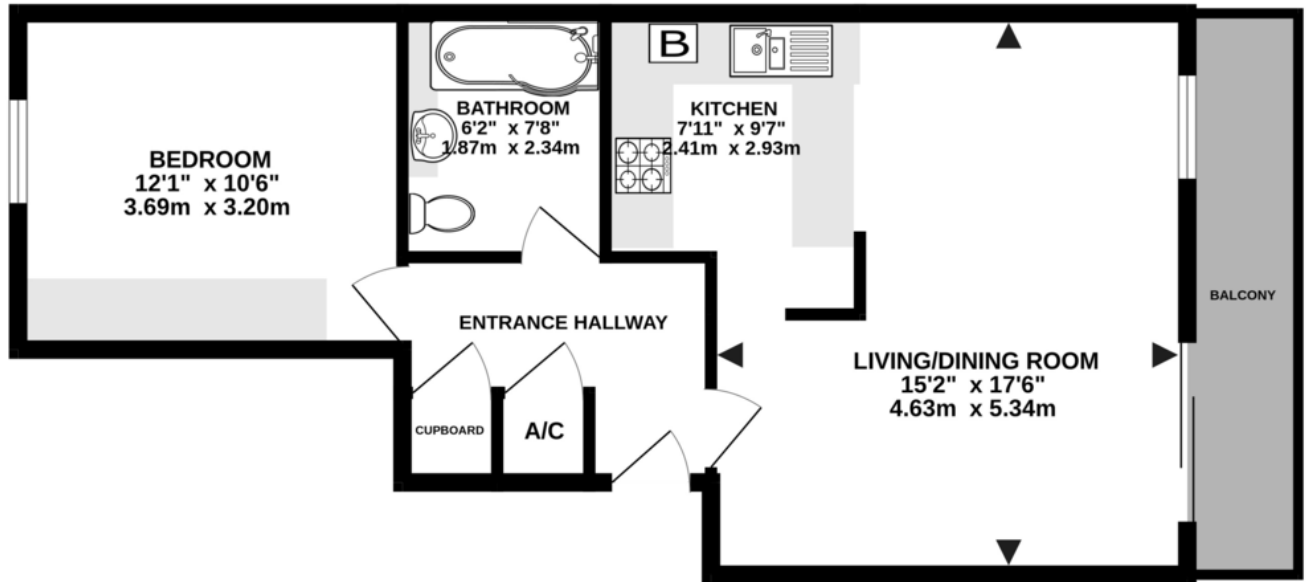
The accommodation comprises of an entrance hallway with an airing and storage cupboards, a fabulous L-shaped living/dining room with a window and sliding patio doors filling the room with light and providing access to the balcony; a wonderful south-facing outside space from where to enjoy the sunshine and view over rooftops to Shaldon, the Teign Estuary and countryside beyond. The kitchen is modern and has plenty of worktop and cupboard space in gloss purple and cream, with matching tiled splashbacks, a built-in fan-oven, gas hob, floor space for an upright fridge/freezer, and a wall mounted condensing combi boiler, for the central heating and hot water, hidden within a matching cabinet. The bedroom is an excellent double that has wardrobes with feature lighting, and a modern bathroom contains a bath with a shower over, a WC, a basin a mirror with feature lighting and storage for toiletries, and a chrome heated towel rail. A hatch in the hallway ceiling provides access to the loft space. There is a communal bin store, and one allocated parking space in the courtyard at the rear of the property.

Tenure: Leasehold - 960 Year lease - 999 from 1984
830PA - Paid for this year - not due till April 2024
Council Tax Band: A



the floorplan...

TOP FLOOR 552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) 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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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 and new theatre and 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, and the mainline railway station at Teignmouth and the International Airport at Exeter.

Shopping

Late night pint of milk: Tesco Express 0.3 mile
Town Centre: 0.6 mile
Supermarket: Morrisons 0.9 mile/Lidl 0.8 mile

Relaxing

Beach: Teignmouth 0.3 mile
Park: 0.4 mile
Golf: Teignmouth 3 miles

Travel

Bus stop: On Coombe Vale Road
Train station: Teignmouth 0.7 mile
Main travel link: A380 3.6 miles
Airport: Exeter 18.9 miles

Schools

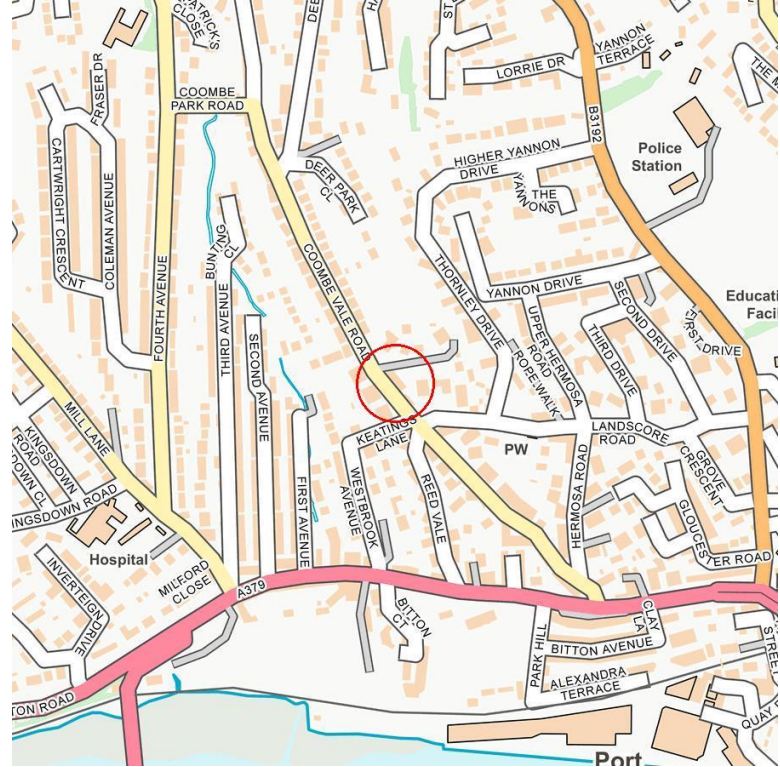
Our Lady & St Patrick's Primary School: 0.3 mile
Teignmouth Community School: 0.4 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 9EW**

how to get there...

From our Teignmouth Office, follow the road out of town (Orchard Gardens). At the roundabout, take the 1st exit onto Exeter Road, continue to follow A379, then turn right onto Coombe Vale Road, where Grendon Court can be found.





Need a more complete picture? Get in touch with your local branch...

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