



- SUPERB SEAFRONT APARTMENT
- ACCESS VIA LIFT AND/OR STAIRS
- LOUNGE DINING ROOM WITH SEA VIEWS
- MODERN FITTED KITCHEN WITH UTILITY/BOILER CUPBOARD
- SOME INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS, BATHROOM
- DELIGHTFUL VIEWS OVER THE PROMENADE AND OUT TO SEA
- ALLOCATED PARKING, LOCK UP STORAGE
- CURRENTLY LET ON ASSURED SHORTHOLD TENANCY
- INVESTMENT OPPORTUNITY 4.75% YIELD

**Powderham Terrace, Teignmouth, TQ14 8BL**

**£230,000**

Opportunity to purchase a superb apartment, part of a character property, located on Teignmouth seafront. The apartment boasts superb sea and coastal views, with allocated off road parking and external store room. The accommodation, accessed via or lift or stairs, comprises; lounge dining room, kitchen with utility/boiler room, some integrated appliance, two double bedrooms, delightful views over the promenade and out to sea, allocated parking and external store.



## Property Description

Secure communal entrance into...

### COMMUNAL HALLWAY

With stairs and lift access to the upper floors.

Door to...

### APARTMENT 3

#### ENTRANCE HALLWAY

Wall mounted telephone entry control unit, feature arch with recessed shelving, radiator. Doors to...

#### LOUNGE DINING ROOM

Sash window with secondary glazing with superb views across the promenade and out to sea taking in the pier and along the Jurassic coastline. Radiator, tiled fireplace with corresponding hearth, wooden surround and mantle, cornice to ceilings, two ceiling roses.

#### BEDROOM

Sash window with secondary glazing enjoying the aforementioned sea and coastal views, radiator.

#### BEDROOM

Window overlooking rear aspect, radiator.

#### BATHROOM

Modern suite comprising P-shaped shower bath with curved glazed screen and fitted shower, metro tiling to bath enclosure, wash hand basin, low level WC, illuminated mirror fronted medicine cabinet, fitted extractor, ladder style towel rail/radiator. Door to linen cupboard with slatted shelving. Hatch and access to loft space.

#### KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces incorporating a Franke stainless steel drainer sink unit with mixer tap over,





brushed chrome electric oven, four ring hob with concealed extractor over, integrated dishwasher, fridge and freezer, attractive tiled splash backs, corresponding eye level units, recessed shelving, window overlooking rear aspect, under counter lighting. Door through to...

#### UTILITY/BOILER ROOM

Heatrae Sadia Electro Mac heater providing the domestic hot water supply and heating throughout the property, plumbing for washing machine, counter top.

#### OUTSIDE

Apartment 3 benefits from ALLOCATED UNDER COVER PARKING. From the parking space there is access to a PRIVATE LOCK UP STORE ROOM.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 950 years APPROX

Annual Ground Rent: £10 PA

Ground Rent Review:

Annual Service Charge: £2019.08 FOR 2023

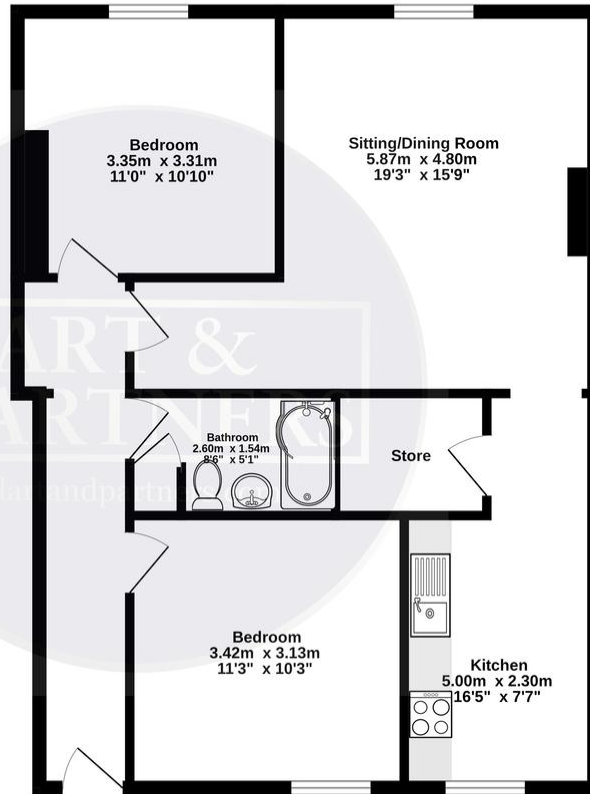
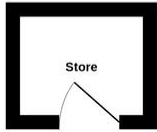
Service Charge Review:

Council Tax Band C



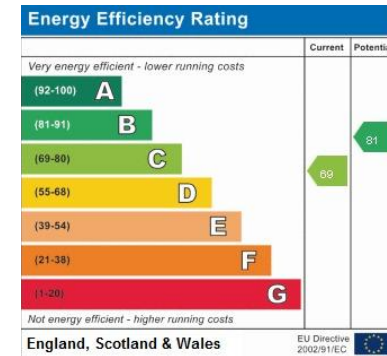
Storage  
2.5 sq.m. (26 sq.ft.) approx.

1st Floor  
69.0 sq.m. (743 sq.ft.) approx.



TOTAL FLOOR AREA : 71.5 sq.m. (770 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements