



- GROUND FLOOR APARTMENT
- OPEN PLAN RECEPTION/KITCHEN
- TWO DOUBLE BEDROOMS, BATHROOM
- PRIVATE SOUTH FACING PATIO
- EASY ACCESS TO TOWN CENTRE, SEAFRONT & BEACHES
- EASY LEVEL WALK TO MAINLINE RAILWAY STATION

Fore Street, Teignmouth, TQ14 8FS

£195,000

A modern purpose built ground floor apartment located in an excellent position with easy access to all local amenities and just a short walk from Teignmouth town centre, seafont and beaches. With Teignmouth's mainline railway station within easy level walking distance. The tastefully decorated apartment briefly comprises; open plan reception/kitchen, two double bedrooms, bathroom, private south facing patio/sun terrace.



Property Description

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The property is accessed through a secure entrance door into a well presented communal hallway and from the ground floor there is a door to Apartment 2.

APARTMENT TWO

ENTRANCE HALLWAY

Wall mounted telephone entry control unit. Door to cloaks cupboard. Further store cupboard. Doors to...

OPEN PLAN RECEPTION/KITCHEN

Anthracite uPVC double glazed picture window overlooking the front aspect with views to Teignmouth, across the river Teign estuary to rural Shaldon. Radiator. KITCHEN AREA with range of cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated fridge and freezer, plumbing for washing machine and dishwasher, brushed chrome electric oven with corresponding four ring gas hob, metro tiled splash backs, corresponding eye level units, chimney style extractor, larder style unit housing Viessmann gas boiler providing the domestic hot water supply and gas central heating throughout the property.

BEDROOM

Anthracite double glazed window to rear aspect, radiator.

BEDROOM

Anthracite double glazed window to rear aspect, radiator.





BATHROOM

Corresponding suite comprising bath with fitted Mira shower, pedestal wash hand basin, low level WC, shaver light and socket, part tiled walls, obscure double glazed, radiator, fitted extractor.

OUTSIDE

Apartment 2 benefits from its own private paved patio/sun terrace being south facing and enjoying the passage of the sun and with limited views across Teignmouth to the sea, river Teign and rural Shaldon. There is side access to a gravel bed providing external storage.

MATERIAL INFORMATION - Subject to legal verification



Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease:

Annual Ground Rent:

Ground Rent Review:

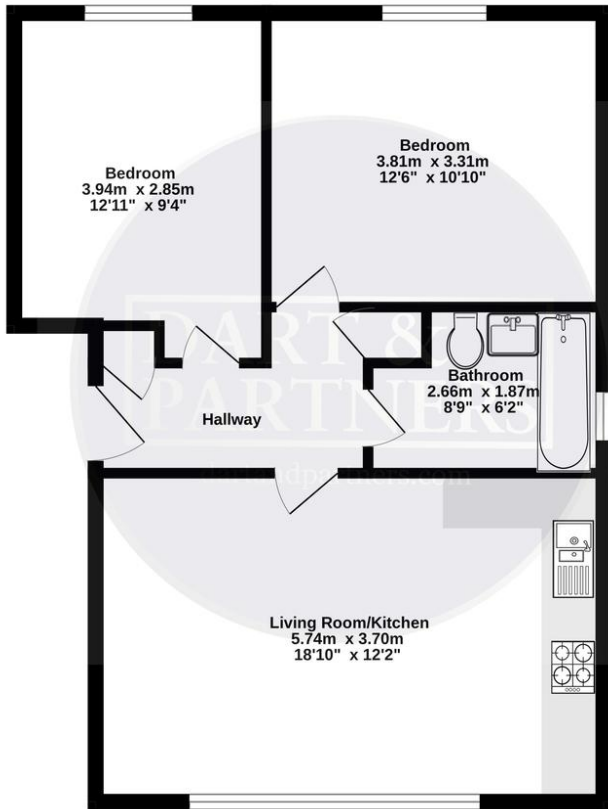
Annual Service Charge:

Service Charge Review:

Council Tax Band B



Ground Floor
54.2 sq.m. (584 sq.ft.) approx.



TOTAL FLOOR AREA : 54.2 sq.m. (584 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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