



- SUPERB RIVERSIDE FIRST FLOOR APARTMENT
- BREATHTAKING VIEWS OF THE ESTUARY, HARBOUR AND INLAND TOWARDS DARTMOOR
- RECEPTION ROOM WITH ACCESS ONTO ENCLOSED BALCONY ENJOYING FABULOUS VIEWS
- MODERN FITTED KITCHEN
- ONE BEDROOM, BATHROOM
- LEVEL ACCESS TO TOWN CENTRE AND PROMENADE
- PRIVATE ACCESS TO TEIGNMOUTH'S RIVER BEACH
- GARAGE AND ADDITIONAL STORAGE FACILITY

Strand, Teignmouth, TQ14 8XP

Guide Price £250,000

A rare opportunity to purchase a superb riverside apartment with stunning uninterrupted views of the river Teign estuary. Offered for sale for the first time since construction. This purpose built first floor apartment within the ever popular Morgans Quay development boasts magnificent views, enclosed covered private balcony and a garage. The internal accommodation briefly comprises; entrance hallway, reception room opening to balcony, modern fitted kitchen, bedroom and bathroom.



Property Description

*****AWAITING FURTHER PHOTOGRAPHS*****

Secure telephone entry door into a tastefully decorated **COMMUNAL HALLWAY.**

Stairs rising to first floor.

Door to...

APARTMENT 13

ENTRANCE HALLWAY

Wall mounted telephone entry control unit, Dimplex Quantum modern electric heater. Door to deep walk in cloaks cupboard with hanging rails and fitted shelving. Door to...

RECEPTION ROOM

uPVC double glazed square bay window with deep sill enjoying uninterrupted commanding views into the river Teign estuary taking in Teignmouth's back beach, Shaldon, Shaldon Bridge, Teignmouth's Port and inland along the river Teign to Bishopsteignton and Haytor in the distance. Wall mounted Dimplex Quantum modern electric night storage heater. Door through to...

KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces, brushed chrome electric oven, plumbing for washing machine, four ring ceramic hob, one and a half bowl stainless steel drainer sink unit with mixer tap over, tiled splash backs, corresponding eye level units with chimney style extractor hood, uPVC double glazed window enjoying the commanding estuary and rural views. Quarry tiled flooring, wall hung Dimplex electric heater.

From the reception room, uPVC double glazed door giving access onto...



BALCONY

Enclosed and covered balcony situated on the waters' edge with uninterrupted commanding views to Teignmouth's back beach, Shaldon into the river Teign estuary taking in Teignmouth Port and over rolling hills beyond, past Shaldon Bridge inland towards Dartmoor. Courtesy lighting.

BEDROOM

uPVC double glazed window with outlook into the communal quadrant, Dimplex Quantum electric night storage heater. Doors to built in wardrobes with hanging rails and fitted shelving.

BATHROOM

Fully tiled floor and walls, contemporary suite comprising panelled bath with fitted Mira shower, low level WC, pedestal wash hand basin, illuminated mirror, wall hung Dimplex electric heater, fitted extractor.



From the communal entrance hallway there is a door leading to a walk-in **COMMUNAL STORE ROOM** which is shared by the four apartments. Power and lighting. Providing ample shared storage space.

Apartment 13 also benefits from its own **GARAGE** with wooden up and over door, power and lighting, obscure uPVC double glazed porthole feature window.

MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: 125 years from 1988

Annual Ground Rent: £200

Ground Rent Review:

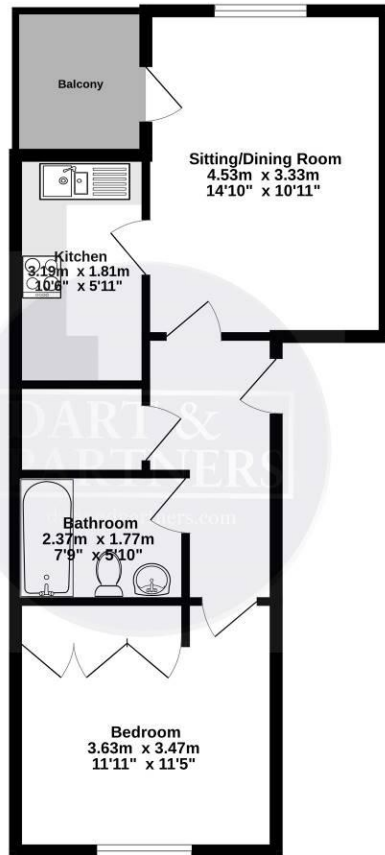
Annual Service Charge: Annual Service Charge: service charge is £221.39 per calendar month – i.e. £2656.68 per annum

Service Charge Review: Annually

Council Tax Band C



1st Floor
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA : 45.6 sq.m. (491 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	76	79
(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	



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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