



- DETACHED PROPERTY CONVENIENTLY SITUATED IN THE TOWN CENTRE
- COMPRISING TWO SEPARATE FREEHOLD FLATS
- GROUND FLOOR FLAT WITH HALL, LIVING ROOM, KITCHEN, BATHROOM, TWO BEDROOMS
- FIRST FLOOR FLAT COMPRISING; LIVING ROOM, TWO/THREE BEDROOMS, KITCHEN AND BATHROOM
- INTEGRAL GARAGE AND BIN STORE
- OFFERED TO THE MARKET FOR THE FIRST TIME IN MANY YEARS
- IDEAL INVESTMENT BUY

Pound Lane, Teignmouth, TQ14 8SP

OIEO £255,000

Dart & Partners are pleased to offer to the market, for the first time in many years, Westonia & The Old Pound in Pound Lane in the town centre of Teignmouth. Comprising two separate spacious freehold flats and also including an integral garage and bin store area. The property is likely to be of particular interest to investors. The first floor requires some updating and modernising and the two properties are arranged as follows: A spacious GROUND FLOOR FLAT comprising; L-shaped entrance hall, living room, kitchen, bathroom and two bedrooms. FIRST FLOOR FLAT comprising; living room, two/three bedrooms, kitchen and bathroom.



Property Description

GROUND FLOOR

A spacious GROUND FLOOR FLAT comprising; L-shaped entrance hall, living room, kitchen, bathroom and two bedrooms.

Timber front door into...

T-SHAPED ENTRANCE HALL

Leading to all rooms. Door to airing cupboard. Night storage heater. Timber multi-glazed door into living room.

LIVING ROOM

Dual aspect with uPVC double glazed bay window looking to the side of the property, further uPVC double glazed window with aspect into Pound Lane, wall mounted electric panel heater.

KITCHEN

Multi-paned timber glazed door into kitchen. Fitted with a range of units to floor and eye level, space for fridge freezer, space for electric cooker, extractor hood, uPVC double glazed window to side aspect, wood effect rolled edge laminate work surfaces incorporating stainless steel sink and drainer unit.

BATHROOM

Fitted with suite comprising panelled bath with chrome mixer shower over, low level WC, pedestal wash hand basin with tiled splash back, obscure uPVC double glazed window, extractor, wall mounted electric fan heater. Louvre doors to airing cupboard housing modern hot water immersion tank.

BEDROOM

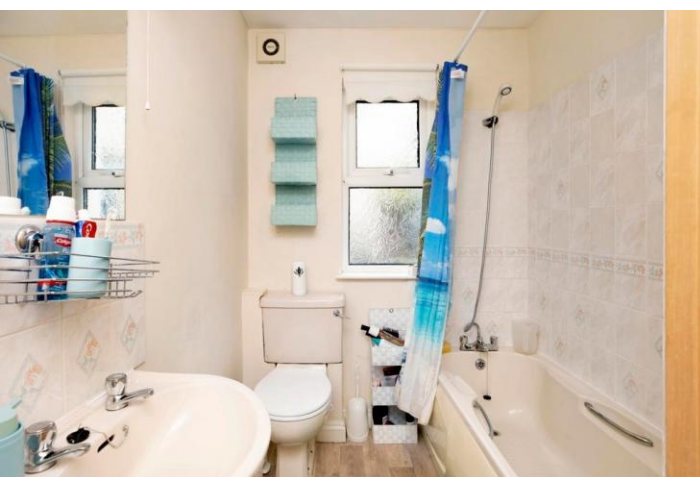
Double bedroom with uPVC double glazed window with aspect into Pound Lane, wall mounted night storage heater.

BEDROOM

uPVC double glazed window, wall mounted night storage heater.

INTEGRATED SINGLE GARAGE

With power and lighting





The first floor is accessed via a small lane at the side of the property.

A flight of steps runs up the back of the property to a small courtyard area and entrance to the first floor flat.

FIRST FLOOR

FIRST FLOOR FLAT comprising; living room, two/three bedrooms, kitchen and bathroom.

All rooms are accessed from a main corridor running the full length of the flat.

HALLWAY

Timber sash window to the rear of the property, wall mounted night storage heater.

LIVING ROOM

With wall mounted night storage heater, two uPVC double glazed windows looking to the front aspect. Small step up into...

KITCHEN

Fitted with a range of units to floor and eye level, uPVC double glazed window to front aspect, rolled edge laminate work surfaces with integrated stainless steel one and a half bowl sink and drainer, loft hatch to roof space.

BATHROOM

Panelled bath, WC, wash hand basin, obscure uPVC double glazed window.

MASTER BEDROOM/SECOND RECEPTION ROOM

Spacious dual aspect room with uPVC double glazed windows to the front and side of the property, feature fireplace with timber mantle and surround.

BEDROOM ONE

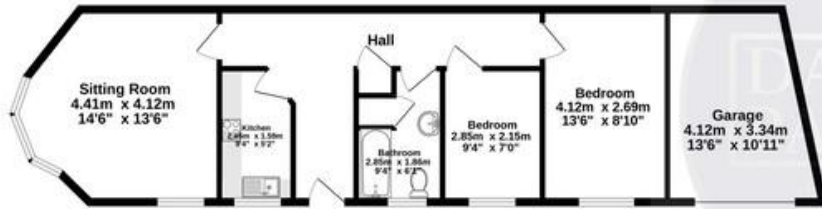
Double bedroom with uPVC double glazed window with aspect to the front of the property.

BEDROOM TWO

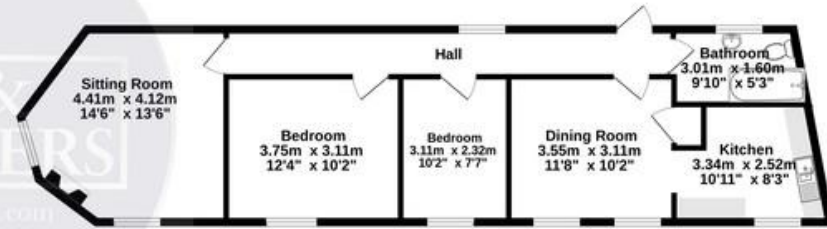
uPVC double glazed window, drop down loft hatch giving access to the roof void.



Ground Floor
67.3 sq.m. (724 sq.ft.) approx.

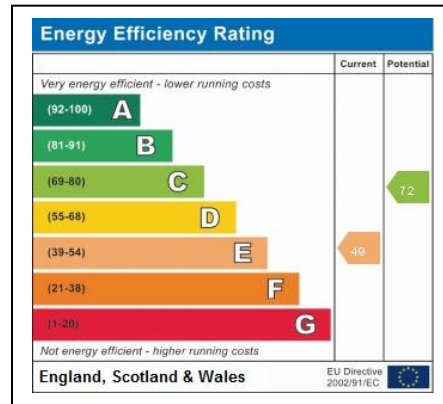
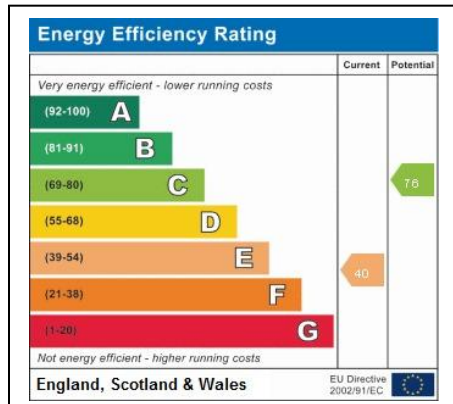


1st Floor
67.2 sq.m. (723 sq.ft.) approx.



TOTAL FLOOR AREA : 134.5 sq.m. (1447 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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MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band A for each flat



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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