



- IMMACULATLY PRESENTED MAISONETTE
- SITUATED IN A TUCKED AWAY LOCATION IN THE HEART OF TOWN
- CLOSE TO BEACHES AND LOCAL AMENITIES
- LOUNGE, KITCHEN/DINING ROOM
- OFFICE/STUDY AREA, UTILITY AREA
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM, EN-SUITE BATHROOM
- OWN INDEPENDENT ACCESS

George Street, Teignmouth, TQ14 8AH

Guide Price £220,000

An immaculately presented maisonette in a quiet tucked away location in the heart of Teignmouth town centre with easy access to Teignmouth's seafront beach, river beach and conveniently located for all local amenities. Being offered in "show home" condition and with accommodation briefly comprising; lounge, bespoke fitted kitchen/dining room, study area, family bathroom, two double bedrooms, en-suite bathroom to main bedroom, utility area, electric central heating throughout. Own



Property Description

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Canopied entrance. Timber smoked glazed entrance door into...

ENTRANCE LOBBY/UTILITY SPACE

Radiator. Purpose built cupboard providing space and plumbing for washing machine. Recessed corner display shelving with wooden mantle over. Door to...

BOILER/STORE ROOM

Walk-in store room with window to side aspect housing the electric central heating boiler, hot water cylinder and providing good storage space.

INNER HALLWAY

Window to side aspect, radiator, useful under stairs recess. Stairs with attractive sweeping balustrading rising to the landing.

STUDY AREA/LANDING

Radiator, stairs to upper floor. Office/study area. Doors to...

LOUNGE

Multi-paned sash window with acoustic secondary glazed window to the rear aspect overlooking Bank Street, radiator. Squared arch through to...

KITCHEN/DINING ROOM

Bespoke fitted kitchen/dining room with range of cupboard and drawer base units under wooden counter tops incorporating a brushed chrome electric oven, ceramic four





ring hob, chimney style extractor over, stainless steel circular sink unit and drainer with mixer tap over, integrated dishwasher, metro style tiled splash back, further base units with wooden counter top, wall mounted display shelving, radiator, space for table and chairs, uPVC double glazed window overlooking the front aspect, space for upright fridge freezer.

BEDROOM TWO

Sash window with acoustic secondary glazing, radiator. Hatch and access to loft space.

FAMILY BATHROOM

Contemporary white suite comprising a P-shaped shower bath with glazed shower screen, rain style shower and additional hand held attachment, low level WC, pedestal wash hand basin, ladder style towel rail/radiator, uPVC double glazed window to front aspect, shaver socket, tiled flooring, tiles to the bath/shower enclosure, fitted extractor.

Stairs rising to UPPER FLOOR LANDING. Multi-paned window. Door to...



BEDROOM ONE

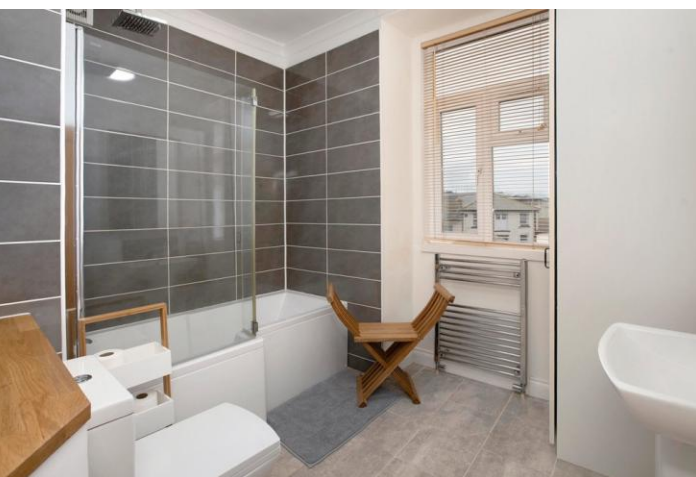
Two uPVC double glazed windows with views over neighbouring properties to the Ness. Radiator, exposed beam-works, seating/dressing area. Door through to...

EN-SUITE BATHROOM

Panelled bath, low level WC, wall hung wash hand basin set into high gloss vanity unit with decorative tiled splash back, chrome effect ladder style towel rail/radiator, decorative tiling surrounding the bath, fitted extractor, tiled flooring.

OUTSIDE

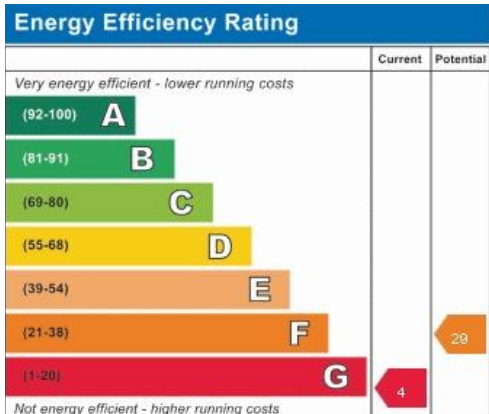
Gated access to a pedestrian pathway. External staircase leading to the main entrance. Canopied entrance with timber entrance door giving access to the property. New Slate roof complete with new flat roof on the domers was completed 3 years ago.



MATERIAL INFORMATION - Subject to legal verification

Leasehold:

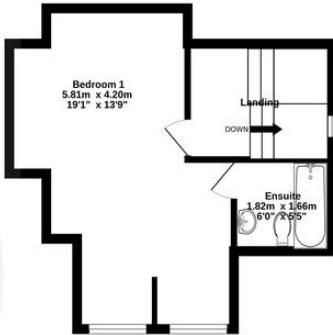
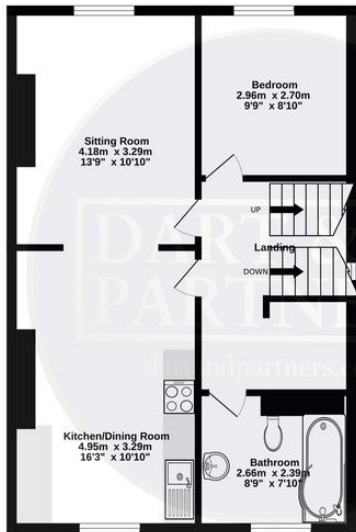
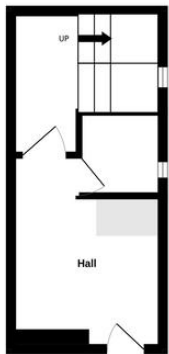
Length of Lease: 125 year lease with 117 years left
 Annual Ground Rent: No ground rent
 Ground Rent Review: N/A
 Service Charge: £100 pcm maintenance charge
 Service Charge Review: TBC
 Council Tax Band B



Entrance Floor
15.0 sq.m. (162 sq.ft.) approx.

1st Floor
53.0 sq.m. (571 sq.ft.) approx.

Attic Floor
27.1 sq.m. (292 sq.ft.) approx.



TOTAL FLOOR AREA : 95.2 sq.m. (1025 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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