

Flat 2, Seacliff First Drive, Teignmouth

£375,000 Share of Freehold

Ground Floor Apartment • Direct Access to Terrace with Sea Views • Entry from Terrace In Addition to Entry From Main Building • Lovely Sea & Rural Views • Modern Kitchen • Stylish & Spacious Open Living Area • Three Bedrooms • Modern En Suite & Separate Shower Room • Allocated Parking Space • EPC - B

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Entering the apartment from the communal hallway, the entrance hall has a video entry intercom system. There is a useful storage cupboard with light and power and a door leads into the generous open plan living space which enjoys sea and rural views through French doors to the terrace with a further window to the front. The kitchen is sited at the front of the area with a range of base and wall units, worktop and tiled splash backs. There is an integrated electric oven and grill and integrated four ring induction hob with extractor and there is a dishwasher. There is space for a fridge freezer and a breakfast counter with seating creates a natural divide to the area with ample room for dining furniture and to enjoy the views. The living area gives access through French doors to the terrace. A door opens to an inner hallway where the bedrooms and separate shower room are located and where there is also a further storage cupboard with shelving which houses the Baxi boiler.

The master bedroom, with plentiful built in wardrobes and storage, again has French doors leading out to the terrace and enjoys the aforementioned sea and rural views. There is an en suite shower room with large shower cubicle, concealed cistern WC and wash hand basin in vanity with storage below. There is an extractor, ceiling spotlights and ladder style radiator.

Two further bedrooms have a side aspect, one of which has built in wardrobes with sliding doors, a built in desk and shelving.

The modern and stylish separate shower room comprises shower cubicle, wall hung wash hand basin and low level dual flush WC. There is plumbing and space for a washing machine and further space for a dryer.

The apartment is gas centrally heated and has uPVC double glazing.

The apartments are approached by a sweeping entrance leading into the ample car parking area situated to the front. There are well maintained gardens and a path leads to the imposing and grand communal entrance to the side.

This apartment has allocated parking and there are additional visitors spaces. Gardens wrap around the building with a very pleasant large area of well maintained lawns and well stocked flower beds.

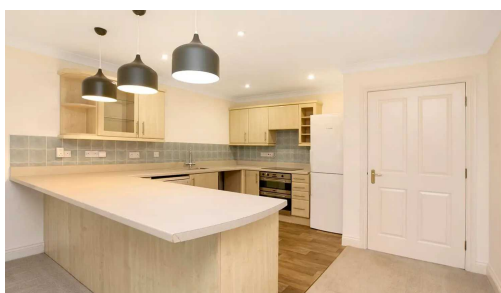
This apartment on the ground floor, in addition to access through the main building, enjoys additional access directly from the terrace where lovely sea and rural views can be enjoyed.



Council Tax Band D - £2344.06 per year.

Service Charge: £2,880 per year

Length of Lease: 145 year lease from 2003



AGENTS COMMENTS:

This spacious apartment makes a stunning home, situated in an enviable position within a most well regarded complex and offers lovely sea and rural views.

Residents within this complex can enjoy communal gardens, a gym and a jacuzzi and steam room. With three bedrooms, an en suite and open plan living with an independent entrance from the terrace if preferred, this makes a beautiful relaxing apartment where many hours can be enjoyed watching the ever changing scenery.

There are outstanding coastal walks on the doorstep with just a short stroll back.



MEASUREMENTS:

Kitchen/Lounge/Dining Room 33' 3" x 16' 8" (10.14m x 5.07m),

Bedroom 16' 7" x 13' 10" (5.07m x 4.21m),

Bedroom 12' 10" x 10' 3" (3.9m x 3.12m),

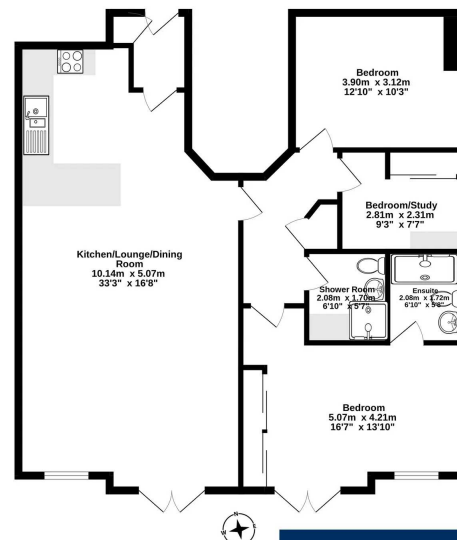
En Suite 6' 10" x 5' 8" (2.08m x 1.72m),

Bedroom 9' 3" x 7' 7" (2.81m x 2.31m),

Shower Room 6' 10" x 5' 7" (2.08m x 1.7m)



Ground Floor
102.1 sq.m. (1099 sq.ft.) approx.



TOTAL FLOOR AREA: 102.1 sq.m. (1099 sq.ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan information, Chamberlains, its agents, agents and any other party are not responsible for any errors or omissions in this information. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, facilities and appliances shown here are subject to change and no guarantee is made with respect thereto.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		