



- SHARED OWNERSHIP APARTMENT
- FAR REACHING SEA & ESTUARY VIEWS
- OPEN PLAN LOUNGE/KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- GARAGE & STORE ROOM
- COMMUNAL GARDENS

Inverteign Heights, Teignmouth, TQ14 9EF

Shared Ownership £84,000

An opportunity to purchase a 40% share of a modern south facing shared ownership apartment with breathtaking sea and estuary views. Open plan reception/kitchen enjoying uninterrupted far reaching southerly views, taking in the River Teign estuary towards Shaldon, the Ness and out to sea, two double bedrooms, bathroom, external storage room, garage, communal grounds and visitors parking.



Property Description

Entrance door into....

ENTRANCE HALLWAY

Double doors to cloaks cupboard with hanging rail and fitted shelving, radiator, wall mounted telephone entry control system, glazed door through to....

OPEN PLAN LIVING ACCOMMODATION

LOUNGE AREA

With two radiators, double glazed window and French patio doors to a glazed Juliet balcony enjoying commanding panoramic views across Teignmouth and out to sea, taking in the River Teign estuary, the Salty the Ness and out to sea.

Open through to....

FITTED KITCHEN

Cupboard and drawer base units under a laminate rolled edge work surface, single drainer stainless steel sink unit, tiled splashback, plumbing for washing machine, space for cooker, corresponding eye level units, space for fridge freezer, wall hung Buderus gas combination boiler providing the domestic hot water and central heating throughout the property.



From the entrance hallway, doors to....

BEDROOM 1

Double glazed window enjoying the superb aforementioned river and sea views, radiator.

BEDROOM 2

Double glazed window enjoying the delightful southerly Teign estuary views, radiator.

BATHROOM

White suite comprising panelled handled bath, fitted Mira



shower, low level WC, pedestal wash hand basin, part tiled walls, shaver socket, fitted mirror, obscure double glazed window, fitted extractor, radiator.

OUTSIDE

Apartment 12 benefits from secure communal store/bin store, shared by the three apartments and from the entrance, stairs descend to a communal garden with drying area. Door to own large, walk in private store room with power supply. Garage with metal up and over door, obscure double glazed window to rear, ample visitors parking.

MATERIAL INFORMATION - Subject to legal verification

Shared Ownership:
Shared Ownership - 40% of share being sold
Council Tax Band B

Tenure
Leasehold
Lease type
Shared ownership flat lease
Lease term
99 years from and including 28 May 2010

Share Purchase Price and Rent Examples

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 40% share, the share purchase price will be £92,000 and the rent will be £72.09 per 48-weekly (this is subject to change).

The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.

Your annual rent is calculated as 2.5% of the remaining share of the full market value owned by the landlord.

All figures are subject to change.

Monthly payment to the landlord

In addition to the rent above, the 48-weekly payment to the landlord includes:

Service charge £27.72

Estate charge £0.00

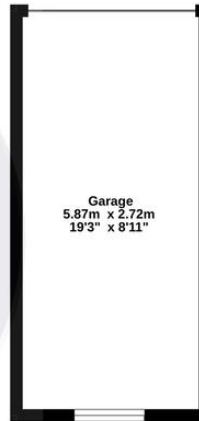
Buildings insurance £3.10

Management fee £0.00



Ground Floor
55.2 sq.m. (595 sq.ft.) approx.

Garage And Store Room
22.5 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA : 77.7 sq.m. (837 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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Reserve fund payment £0.00
Total weekly (48-weekly) payment excluding rent £30.82
(these are subject to change during the purchase process)

Additional information.

Review date

Rent and service charge is reviewed annually in April

Annual Service Charge

£1330.37 (subject to change)

Key Information Sheet available from agent upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(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