



- AN ATTRACTIVE AND RELATIVELY RECENTLY REFURBISHED UPPER FLOOR APARTMENT
- SITTING ROOM WITH FEATURE FIREPLACE
- MODERN KITCHEN/BREAKFAST ROOM
- TWO GOOD SIZED BEDROOMS
- STYLISH SHOWER ROOM
- WELL LOCATED CLOSE TO VILLAGE AMENITIES AND THE LOCAL BEACH
- RAISED GARDEN AREA

Dagmar Street, Shaldon, TQ14 0DU

£295,000

A well presented upper floor apartment set close to the village amenities and the local beach. Sitting room with feature fireplace, modern kitchen/breakfast room with some integrated appliances, two bedrooms and stylish modern shower room. Raised garden area.

Property Description

LOCATION

Upper Floor Flat, 10 Dagmar Street is set in a "tucked away" position, not much more than a "stone's throw" away from the village amenities and beach. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

This well presented upper floor apartment has a light and spacious feel as well as having tasteful décor. The accommodation briefly comprises; an entrance hall, an entrance landing with a cupboard housing the central heating boiler, the sitting room is an attractive space with a sash window and a feature fireplace and this space in turn free flows to the kitchen/breakfast room, which has a modern range of units and some integrated appliances. There are two good size bedrooms, a stylish modern shower room and a raised garden area to the rear of the building.

From the side entrance path a composite PVC entrance door with a double glazed panel opens to the...

ENTRANCE HALL

Turning stairs rising to the upper floor. meter cupboard, shelved open under cover under stairs area. The stairs rise to the...





ENTRANCE LANDING

With a uPVC opaque double glazed window, feature panel and glazed doors to the principal rooms, access to the loft space and a radiator. A white woodgrain effect door opens to a large store cupboard with slatted shelving and houses the Vaillant central heating boiler.

SITTING ROOM

With a front facing sliding sash window having some views over the surrounding area including views towards Teignmouth in the distance. There is a feature fireplace with a painted carved surround and a feature cast iron style inset and tiling. Radiator. The sitting room area free flows to the...



KITCHEN/BREAKFAST ROOM

Well fitted with a good range of modern floor and wall mounted units with extensive areas of square edge work surface to include an island unit that extends to a breakfast bar. Inset one and a quarter bowl stainless steel sink unit with mixer set, built in four-ring ceramic hob, built in double oven, space for dishwasher and space for a fridge. Feature light fittings and a sliding sash window overlooks the raised rear garden. Radiator.

BEDROOM ONE

A good sized double bedroom with a rear facing uPVC double glazed window overlooking the back garden. Radiator.

BEDROOM TWO

With a front facing sliding sash window with some outlook over the surrounding area. Radiator.

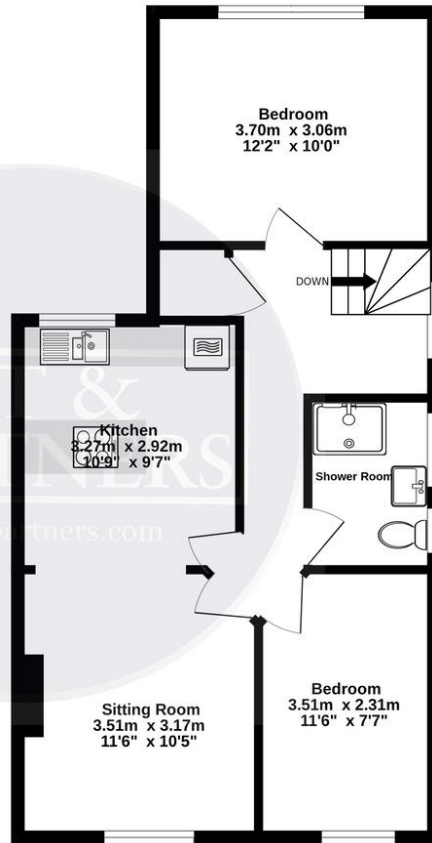
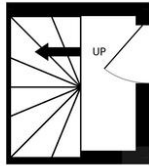
BATHROOM

Fitted with a modern stylish suite with feature full-height porcelain-style tiled surrounds. The suite comprises a large shower cubicle with glass screens, dual controls and dual heads, a pedestal wash hand basin with a mixer set and a WC. Ladder style radiator/towel rail, extractor fan and two uPVC opaque double glazed windows.



Ground Floor
3.3 sq.m. (36 sq.ft.) approx.

1st Floor
51.8 sq.m. (558 sq.ft.) approx.



TOTAL FLOOR AREA : 55.1 sq.m. (594 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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OUTSIDE

To the rear of the property there is a raised outside terrace that is to be allocated to the upper floor apartment.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold: TBC

Length of Lease: 125 years from completion of the sale

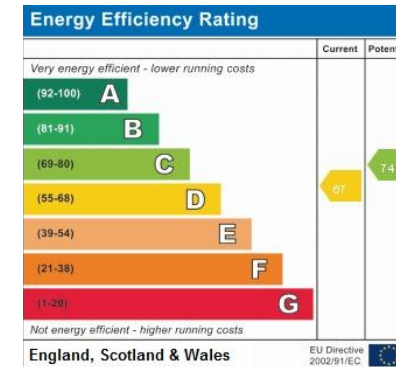
Annual Ground Rent:

Ground Rent Review:

Annual Service Charge: Maintenance 50/50 split between the flats

Service Charge Review:

Council Tax Band B



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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