



Flat 5, Eastcliffe House, First Drive, Teignmouth, TQ14 8US

£550,000 Share of Freehold

First Floor Apartment • Highly Regarded Complex with Gated Access & Secure Entry • Manicured Grounds & Lift to All Floors • Extremely Spacious Accommodation • Lounge/Diner With Large Balcony & Stunning Coastal Views • Large Kitchen/Breakfast Room With Sea Views • Two Double Bedrooms With Sea Views • Master Bedroom En Suite

Contact Us...

• Basement Storage & Allocated Parking • Strictly No Pets

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Stepping into the apartment, the particularly spacious hallway has doors off to the principal rooms with double doors opening into the large and most appealing living and dining area which gives beautiful far reaching sea views with two sets of French Doors opening onto the generous covered balcony to sit and take in the breath taking scenery. Double doors open up to the kitchen/breakfast room which can also be accessed from the hallway.

The kitchen, with tiled flooring, is equipped with wood base and wall units and is fitted with ceiling spotlights and ceiling fan. There is an integrated electric double oven with four ring electric hob and extractor above, integrated dishwasher and an integrated fridge and freezer and there is ample room for further appliances and dining furniture to sit at the window in this area and again take in the stunning coastal views.

A separate utility area provides a useful space with plumbing for a washing machine, counter with storage below and a door opens to the airing cupboard which provides useful storage and houses the Glow Worm boiler.

Both of the bedrooms enjoy sea views and built in mirror fronted double wardrobes with sliding doors. The master bedroom has an en suite shower room with shower cubicle, wash hand basin inset in counter with storage below and low level dual flush WC. There is a ladder style radiator, extractor and shaver point.

The bathroom, again a large room. comprises double ended bath, wash hand basin inset in counter with storage below and concealed cistern low level dual flush WC. There is a ladder style towel rail, extractor and shaver point.

Eastcliffe House enjoys an enviable position and has a communal manicured lawn with gated access on the approach to the building. From the communal lawn you can join the coast path for a leisurely scenic stroll to the town and beaches. At the front of the building there is an allocated parking space belonging to the apartment. There are also visitors parking spaces. Apartment 5 benefits from its own external store room with lighting, located in the basement.

The generous covered balcony gives unrivalled views and make a fantastic private area for al fresco dining and enjoying the sun rises and sun sets over the Devon coastline



MEASUREMENTS:

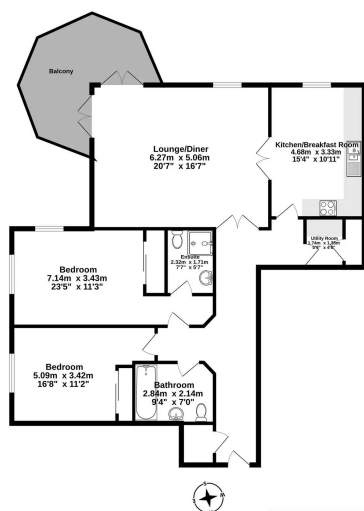
Lounge/Diner 20' 7" x 16' 7" (6.27m x 5.06m),
Kitchen/Breakfast Room 15' 4" x 10' 11" (4.68m x 3.33m),
Utility 5' 9" x 4' 6" (1.74m x 1.38m),
Bedroom 23' 5" x 11' 3" (7.14m x 3.43m),
En Suite 7' 7" x 5' 7" (2.32m x 1.71m),
Bedroom 16' 8" x 11' 2" (5.09m x 3.42m),
Bathroom 9' 4" x 7' (2.84m x 2.14m)



This extremely spacious first floor apartment in highly regarded Eastcliffe House commands beautiful views out to sea from all of the principal rooms and from the glorious large covered balcony off the living room. Both of the bedrooms enjoy built in storage with the master bedroom having an en suite shower room in addition to the separate bathroom. This apartment makes a truly stunning home with many wonderful days by the sea, with a choice of swimming, sailing, canoeing and paddle boarding on the lovely sandy beaches. There are outstanding walks with a short stroll back. It's a beautiful relaxing home with spacious rooms and well kept gardens. Many hours can be spent simply sitting looking out at the views.



Ground Floor
124.1 sq.m. (1336 sq.ft.) approx.



TOTAL FLOOR AREA: 124.1 sq.m. (1336 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, the advertiser, agent and estate agent accept no liability for any errors or omissions. The advertiser, agent and estate agent accept no liability for any errors or omissions. The advertiser, agent and estate agent accept no liability for any errors or omissions.



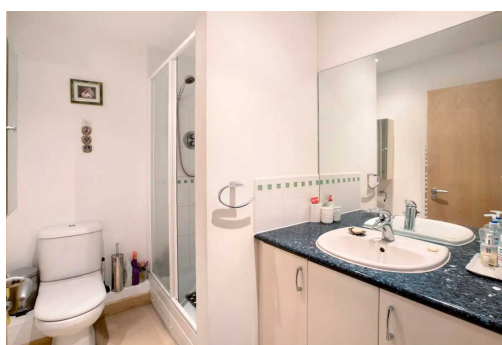
Council Tax Band E - £2,864.96 per year

Tenure: Share of Freehold

Lease Length: 999 year lease from 2005

Service Charge: £2,300 per year

STRICTLY NO PETS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		