



- LOWER GROUND FLOOR APARTMENT
- CONVENIENTLY SITUATED ON THE EDGE OF TOWN
- ENTRANCE HALLWAY
- LOUNGE, KITCHEN
- TWO BEDROOMS
- BATHROOM, UTILITY
- ADDITIONAL STORAGE
- COMMUNAL GROUNDS, RESIDENTS PARKING

## Barnpark Terrace, Teignmouth, TQ14 8PS

Guide Price £120,000

Lower ground floor apartment with its own independent entrance, situated on the edge of town with convenient access to Teignmouth town centre, seafront, beaches and mainline railway station. The well appointed apartment's accommodation comprises; entrance hallway, lounge, kitchen, two bedrooms, bathroom, utility/store, communal grounds, residents parking. The apartment also benefits from its own private store room.



## Property Description

The entrance to the apartment is down the steps at the front of the property at basement level, with the store room door to the left of the front door.

The STORE ROOM is solely for the use of apartment 1.

### UTILITY/STORE ROOM

Providing useful storage and housing factory lagged hot water cylinder. Space and plumbing for automatic washing machine, space for dishwasher, power and lighting.

### COMMUNAL HALLWAY

Situated on the ground floor level and giving access to the other flats.

From the entrance at basement level, uPVC obscure double glazed entrance door into ENTRANCE HALLWAY.

### ENTRANCE HALLWAY

Wall mounted electric heater, picture rail. Door to...

### LOUNGE

Dado rail, picture rail, recessed chimney breast, uPVC double glazed door with outlook and giving access to the rear with pedestrian access through to the communal grounds.

### BEDROOM ONE

Wall mounted electric heater, uPVC double glazed window, deep display sill overlooking front aspect and approach.

### BEDROOM TWO

uPVC double glazed window to rear aspect with deep sill, wall mounted electric heater.





## KITCHEN

Modern fitted kitchen, divided by attractive exposed brick arch, range of cupboard and drawer base units under laminate rolled edge work surface, one and a half bowl stainless steel drainer sink unit with mixer tap over, attractive splash backs, space for cooker, space for upright fridge freezer, eye level units, integrated wine rack, concealed extractor hood.

## BATHROOM

Modern white suite comprising bath with fitted shower over, low level WC, pedestal wash hand basin, uPVC obscure double glazed window, recessed spotlighting, fitted extractor, fitted shelving, ladder style towel rail/radiator.

## OUTSIDE

Residents parking.

To the rear of the property there are large communal gardens.

MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: 999 years from 1988

Annual Ground Rent: Please see service charge info

Ground Rent Review: Yearly review

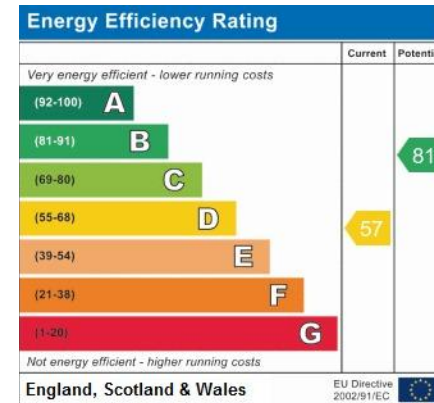
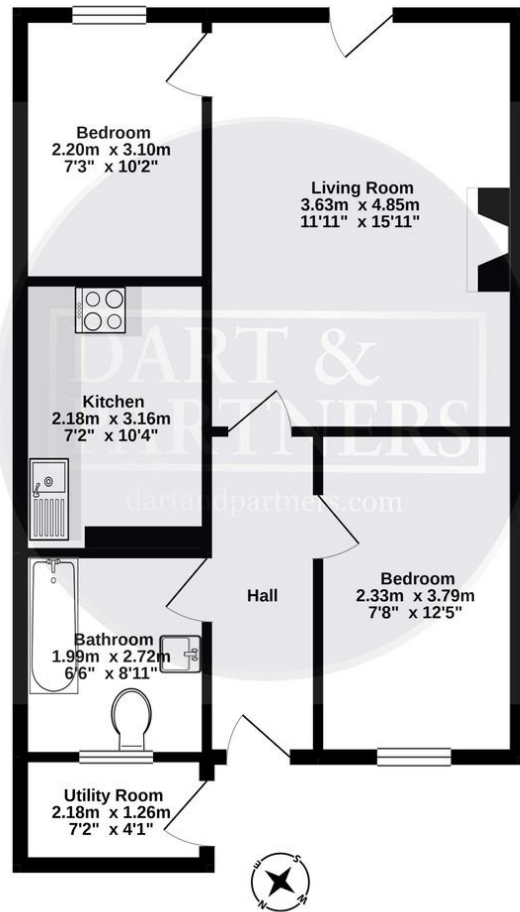
Service Charge: £147.97 per month which includes service charge, maintenance and repair of the external building, fire alarms, insurance and ground rent.

Service Charge Review: Yearly review

Council Tax Band A

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**Ground Floor**  
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA : 52.0 sq.m. (560 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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