



- PENTHOUSE SEAFRONT APARTMENT
- OPEN FREE FLOWING RECEPTION
- MODERN LUXURY FITTED KITCHEN
- WITH GRANITE WORKTOPS AND INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- PRIVATE BALCONY, FANTASTIC SEA AND COASTAL VIEWS
- TWO BEDROOMS, STUDY/OFFICE
- MODERN FOUR PIECE BATHROOM
- ALLOCATED OFF ROAD PARKING

Den Crescent, Teignmouth, TQ14 8BG

OIEO £335,000

A rare opportunity to purchase a penthouse apartment directly facing the seafront in the town centre of Teignmouth. Boasting commanding views across Teignmouth seafront taking in Teignmouth pier, the Den, the promenade, out to sea, towards Shaldon, the Ness, and along the Babbacombe coastline to the Orestone. The uninterrupted views are enjoyed from both the reception and kitchen area as well as from the study/office. The penthouse apartment has a full length private enclosed balcony taking in the enviable views. The accommodation briefly comprises; two bedrooms, four piece bathroom, a most appealing living area, office/study, private balcony, modern kitchen with separate utility room. Off road parking. Convenient access to all local amenities.



Property Description

Set back from the road with access to the allocated parking space and front of the property, there is a secure communal entrance door opening through to a tastefully decorated and well presented COMMUNAL ENTRANCE VESTIBULE and HALLWAY and stairs rising to the upper floors.

Door to...

APARTMENT 5

Open through to...

LIVING SPACE

A superb open plan living space with uPVC double glazed window and uPVC double glazed French patio doors boasting unrivalled commanding views across Teignmouth seafront taking in Teignmouth pier, the Den, the promenade, out to sea, towards Shaldon, the Ness, along the Babbacombe coastline to the Orestone, and leading to a private ENCLOSED BALCONY.

LOUNGE

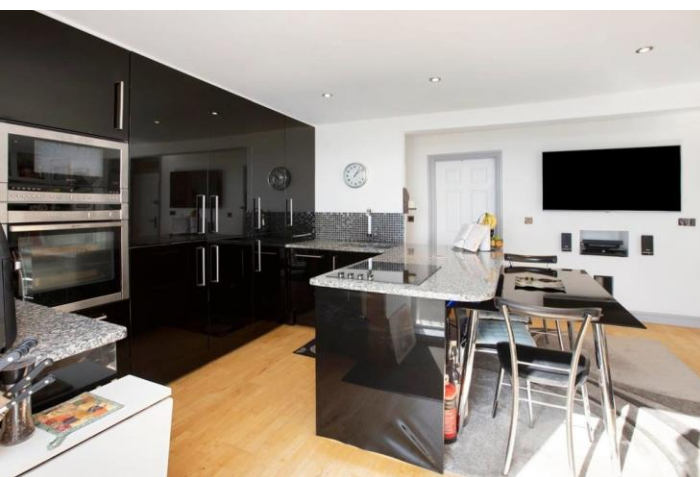
Recessed spotlighting, two radiators, feature recessed display shelving, open plan through to...

KITCHEN

Modern fitted kitchen with a range of black high gloss cupboard and drawer base units under granite work surfaces, integrated dishwasher, sunken one and a half bowl stainless steel sink unit with mixer tap over, four ring ceramic induction hob, pop up power supply, corresponding floor to ceiling cupboards with one housing a Neff electric oven and with hide and slide door, microwave, integrated fridge, mosaic tiled splash backs and illuminated breakfast bar.

BALCONY

Private balcony with attractive balustrading, courtesy lighting, enjoying the aforementioned panoramic views. External water supply.





INNER HALLWAY

Deep walk-in cloaks cupboard with fitted shelving, hanging rail. Hatch to loft space. Doors to...

BEDROOM ONE

uPVC double glazed window overlooking the rear aspect with views extending over Teignmouth town towards Haldon moor and rural Bishopsteignton. Radiator, recessed spotlighting, mirror fronted fitted wardrobes with hanging rails and fitted shelving.

BEDROOM TWO

uPVC double glazed window to rear aspect with similar views to bedroom one. Radiator, recessed shelving with spotlighting.



BATHROOM

Modern fitted bathroom with quarry tiled floor, part tiled walls, panelled double ended bath with central mixer tap, wall hung wash hand basin with illuminated mirror, WC, shower cubicle with glazed sliding door and screen, fitted shower, fitted extractor, high gloss eye level cupboard, ladder style towel rail/radiator, recessed spotlighting.

From the kitchen there is a doorway leading to...

STUDY/OFFICE

With uPVC double glazed window overlooking the private balcony to the pier, out to sea and taking in Teignmouth's promenade, the Ness and the Babbacombe coastline. Recessed spotlighting, recessed shelving, radiator.

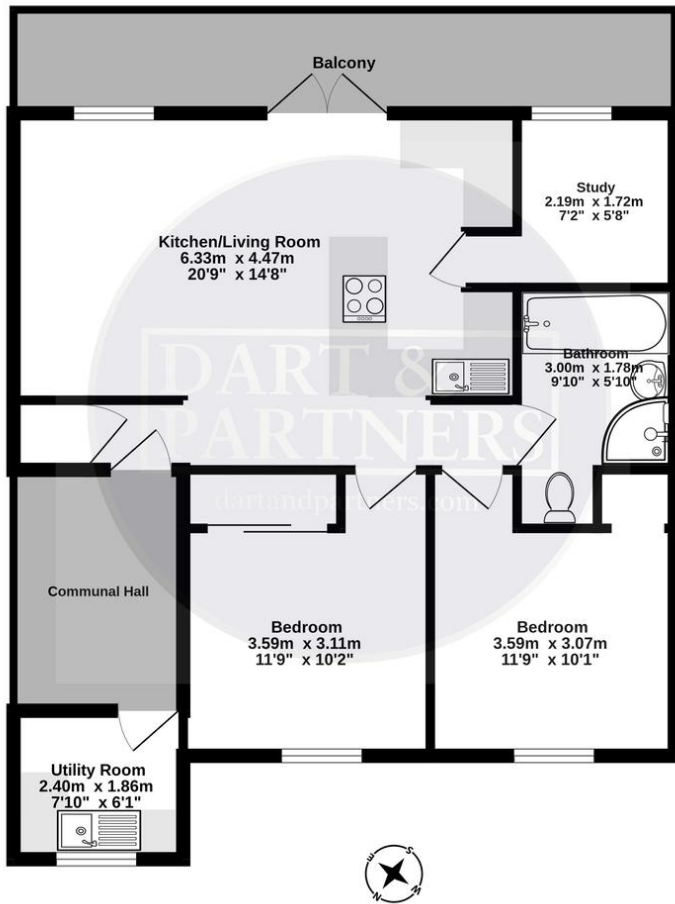
Across the hallway there is a door to...

UTILITY ROOM

A separate utility room with base units under laminate rolled edge work surface with one and a half bowl stainless steel drainer sink unit and mixer tap over, tiled splash backs, space for upright fridge freezer, wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property, space



3rd Floor
63.3 sq.m. (682 sq.ft.) approx.



TOTAL FLOOR AREA : 63.3 sq.m. (682 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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and plumbing for washing machine, uPVC double glazed window overlooking the rear aspect with pleasant views towards rural Bishopsteignton, across Teignmouth towards Haldon moor.

OUTSIDE

Allocated parking space.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Shared Freehold:

Length of Lease: 999 YEARS with share of freehold -

residents becoming part of the management

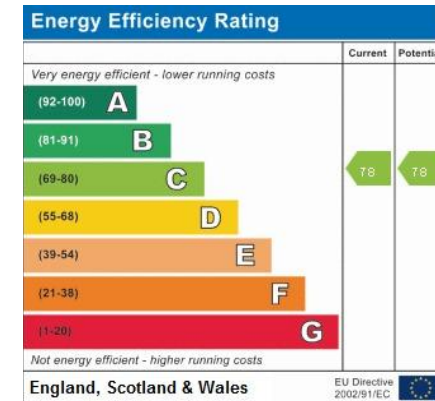
Annual Ground Rent: N/A

Ground Rent Review: N/A

Annual Service Charge: £1200 PER ANNUM

Service Charge Review:

Council Tax Band C



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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