



- RECENTLY RENOVATED LUXURY GROUND FLOOR APARTMENT
- SUPERB COASTAL VIEWS
- GENEROUSLY SIZED WELL PRESENTED ACCOMMODATION
- SOUTH FACING LOUNGE/DINING ROOM
- NEWLY FITTED KITCHEN BREAKFAST ROOM, & UTILITY
- TWO DOUBLE BEDROOMS
- LUXURY BATHROOM & EN-SUITE SHOWER ROOM
- PRIVATE PATIO, COMMUNAL GARDENS AND PARKING

First Drive, Teignmouth, TQ14 8US

Guide Price £495,000

An immaculately presented, recently renovated with high specification fittings, this luxury ground floor apartment is situated in a highly regarded development at the end of a quiet cul de sac on a private road on the edge of Mules Park, with easy access to the coastal pathway to Teignmouth seafront and beaches. The apartment enjoys superb coastal views with its own private patio area. The generously sized accommodation briefly comprises a south facing lounge/dining room, modern fitted kitchen breakfast room, utility and store, two bedrooms with en-suite shower room to master and an additional bathroom, secure entry, allocated parking and external storage.



Property Description

ENTRANCE

A most impressive atrium style entrance with secure telephone entry system into the communal hallways. Porthole door through to inner hallway. Entrance door to Apartment 1.

APARTMENT 1

HALLWAY

A particularly spacious hallway with LED downlights, two radiators. Double doors through to...

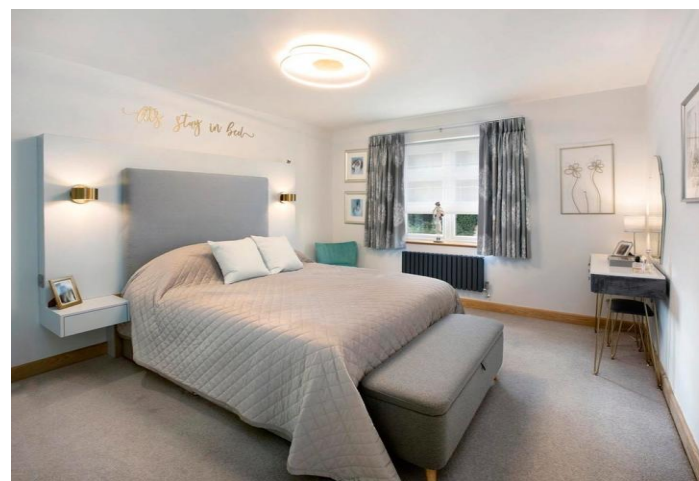
RECEPTION ROOM

A most appealing reception room with the LOUNGE AREA having uPVC double glazed window over the side aspect and approach. Double uPVC double glazed French patio doors with outlook and access onto a private south facing covered patio/seating area enjoying wonderful coastal and sea views across Mules Park, along the Babbacombe coastline, out to sea, with glimpses into the river Teign estuary, Shaldon and open farmland beyond. Radiator. Entertainment wall with feature lighting.

DINING AREA: Ample space for table and chairs, radiator.

KITCHEN BREAKFAST ROOM

Modern fitted Wren kitchen with range of illuminated high gloss cupboard and drawer base units including pan drawers, under quartz work surfaces incorporating an integrated dishwasher, integrated fridge and freezer, wine rack, corner carousel units, larder style unit with brushed chrome double oven, Neff four ring ceramic induction hob, extractor hood, sunken ceramic one and a half bowl sink unit with mixer tap over, complementary metro style tiled splash backs, uPVC double glazed window to side aspect, corresponding eye level units, feature antique style mirror, breakfast bar, cupboard housing a recently installed Ideal Vogue Max gas combination boiler providing the domestic hot water supply and central heating throughout the property, useful larder style unit, recessed spot lighting.





UTILITY ROOM

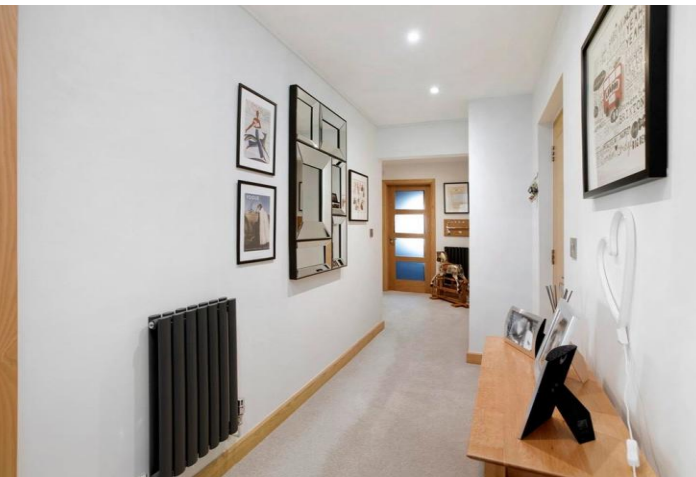
Counter top with tiled splash backs, space for washing machine, matching wall units, fitted extractor, door to airing cupboard with fitted shelving, space and plumbing for automatic washing machine, space for tumble dryer.

BEDROOM ONE

uPVC double glazed window to side aspect, radiator, range of fitted wardrobes with sliding doors with hanging rail and fitted shelving. Door to...

EN-SUITE SHOWER ROOM

Low level WC with concealed plumbing, Villeroy and Boch wash hand basin set into Venticello vanity unit, illuminated mirror, shaver socket, dual fuel radiator, fully tiled shower cubicle with slate shower tray, glazed door/screen, fitted rain shower with additional hand held attachment, fully tiled walls and flooring, recessed spotlighting, extractor fan.



BEDROOM TWO

uPVC double glazed window to side aspect, two radiators, fitted wardrobe with mirror fronted sliding doors fitted with hanging rail and shelving.

BATHROOM

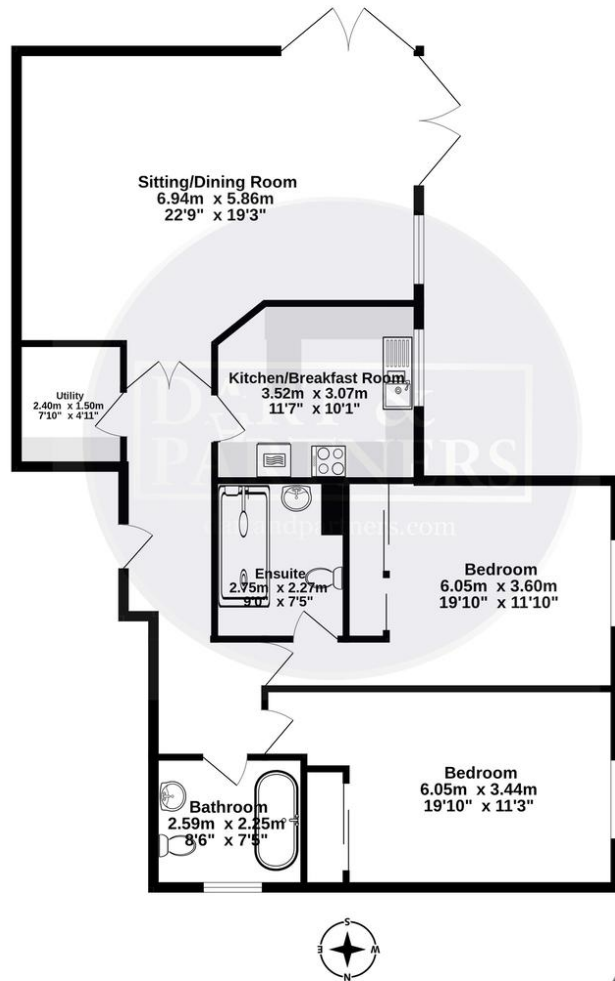
Double ended Sorrento bath with mixer tap shower attachment over, dual heating radiator, Venticello WC with concealed plumbing, wall hung Villeroy & Boch wash hand basin with mixer tap over and wall hung Venticello vanity unit below, tiled display shelving, shaver point, illuminated mirror, recessed spotlighting, fitted extractor, tiled floor and part tiled walls, obscure uPVC double glazed window.



OUTSIDE

Apartment 1 benefits from an allocated PARKING SPACE sited next to the entrance door providing completely level access to the apartment. A delightful paved patio area is accessed via the reception room enjoying the aforementioned sea and coastal views. There is ample VISITORS PARKING. There are superbly kept and tended landscaped south facing communal gardens and easy access into Mules Park with the

Ground Floor
108.2 sq.m. (1165 sq.ft.) approx.



TOTAL FLOOR AREA : 108.2 sq.m. (1165 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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coastal pathway giving easy access to Teignmouth town centre, seafront and beaches. Apartment 1 benefits from its own external store room with lighting and power, located in the basement.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease: 999 years from the 1/4/2005.

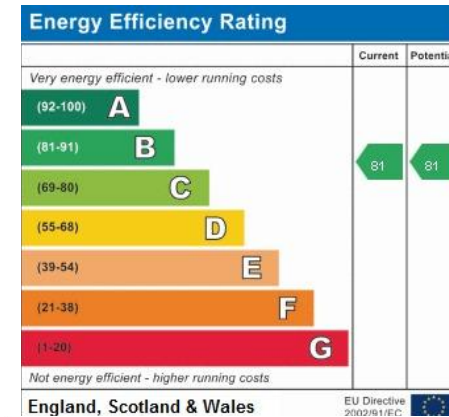
Annual Ground Rent:

Ground Rent Review:

Annual Service Charge: £2,400

Service Charge Review:

Council Tax Band E



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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