



A stunning and spacious two-bedroom ground floor flat located within seconds of Teignmouth Sea front. Well-presented throughout with a large lounge/kitchen/diner, two bedrooms, family bathroom and allocated parking. This property benefits from sea views and is located close to the Town Centre of Teignmouth as well as being a stone's throw away from Teignmouth Beach.

Flat 3 Southlands | Powderham Terrace | Teignmouth | TQ14 8BL





PROPERTY TYPE

Flat  
Share of Freehold



SIZE

685 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking Space



OUTSIDE SPACE

N/A



EPC RATING

71 C



COUNCIL TAX BAND

C



### in a nutshell...

- CHAIN FREE
- Allocated Parking Space
- Two Bedrooms
- Well Presented
- Walking distance to Town Centre
- Sea Views
- Seconds Away from the Beach
- Open Plan Kitchen/Living





## the details...

### THE PROPERTY

Located in a stunning Victorian building is this spacious two-bedroom ground floor flat on Teignmouth sea front. The flat is well presented and includes period features throughout. It also offers sea views from the front of the property. To the front there is allocated parking, and you are only a short walk from the town center. More importantly... within seconds you can be on the beach!

### STEP INSIDE

As you step through the communal door to the building the property is on the left-hand side. As we walk through the front door you enter a spacious hallway which provides ample room for coats and shoes. The hallway winds around to the right-hand side and provides access to primary rooms.

The first door we come to on the left-hand side opens into the lounge/kitchen/diner. This is a spectacular space with a well-designed modern kitchen that has integrated appliances throughout. There are plenty of storage cupboards both floor and wall mounted providing space for pots, pans, utensils and food. There is an integral oven and hob with extractor hood over and a sink and drainer with mixer tap over. To the front of the room are two big windows creating a light and airy room whilst also providing a sea view. There is ample space in the kitchen area for a dining table as well. The other end of the room is the lounge area. This has a feature fireplace which is currently blocked off but provides a nice focal point for the room. There are further period features around the room and with the space this area has it lends itself to be the perfect place to host.

As you step back into the hallway there is a door to the right which accesses the family bathroom. Another modern room consisting of a large walking in shower cubicle, pedestal wash hand basin with mixer taps over and storage under and a low-level WC. Opposite the bathroom is the main bedroom. This is a large double room with a feature fireplace to the middle of the room, triple integral wardrobes either side of the chimney breast supplying the occupier with an abundance of storage space and ample space for bedroom furniture. The second bedroom is a little further down the hallway and is a large single room with space for bedroom furniture and the boiler is also located in this room.

### OUTSIDE

There is one allocated parking space but plenty of on-road parking if required (subject to pay and display) and also 50 yards away is the Lower Point car park.

### AGENTS NOTE

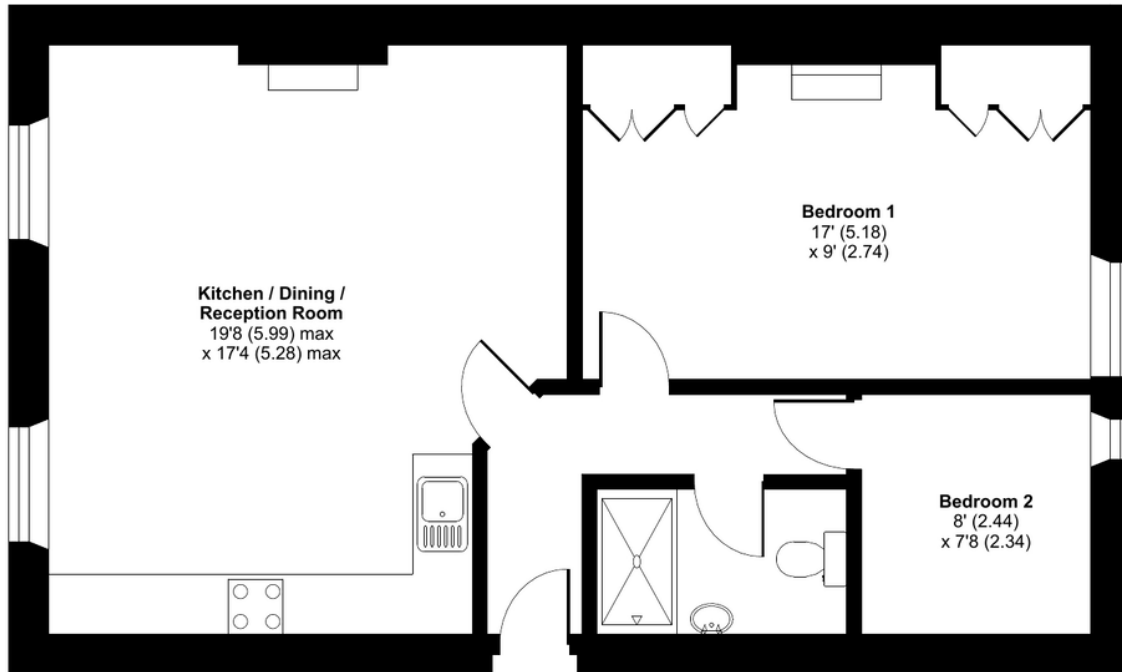
THE PROPERTY HAS A SHARE OF THE FREEHOLD.  
THERE ARE 976 YEARS LEFT ON THE LEASE  
THE ANNUAL SERVICE CHARGES ARE £800PA



## Powderham Terrace, Teignmouth, TQ14

Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Ashtons Complete (Complete Property). REF: 1048752



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## the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered for with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter.

### Shopping

Convenience Store: Co-op 0.3 miles

Supermarket: Lidl 0.4 miles

Town Centre: Teignmouth 0.3 miles

### Relaxing

Beach: Teignmouth Back Beach 350 ft (approx)

Park: 0.1 miles

Coombe Valley Nature Reserve: 1.3 miles

Teignmouth Grand Pier: 0.2 miles

### Travel

Bus stop: Den Road 0.2 miles

Train station: 0.4 miles

Main travel link: A380 4.2 miles

### Schools

Our Lady & St Patrick's Primary School: 1.1 miles

Teignmouth Community School: 1.3 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ14 8BL**





Need a more complete picture? Get in touch with your local branch...

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