



ABSOLUTE



Ringmore Road

Shaldon, Teignmouth

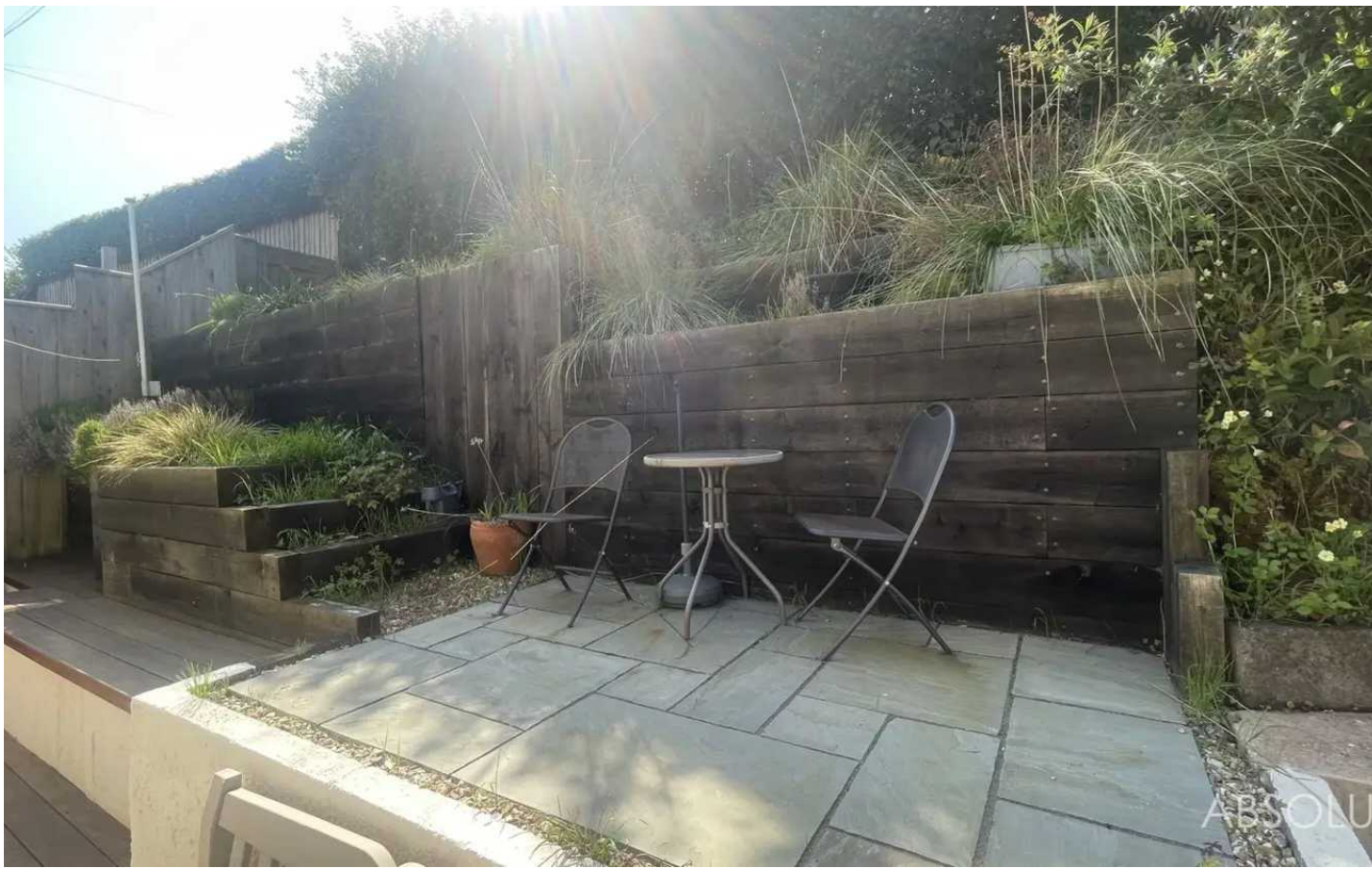
A rare opportunity to acquire this three bedroom maisonette with tandem carport parking for two vehicles, positioned on the level and only within a moments walk into the centre of Shaldon village. Access to the property is through an iron gate at the rear of the carport with steps leading to the rear garden and front door. Please note - this is also shared access for the property next door. The property comprises a bright and airy entrance hallway, well appointed luxury kitchen with built-in appliances, three double bedrooms, shower room/WC and modern bathroom.

The current owner has had the rear garden landscaped over multiple tiers for ease of maintenance and seating areas to enjoy the southerly facing aspect.

Agent notes;

The property has a 999 year lease from 1996 and there is a peppercorn ground rent.

Council Tax Band - C (01/04/2023 to 31/03/2024 financial year is £1977.32)



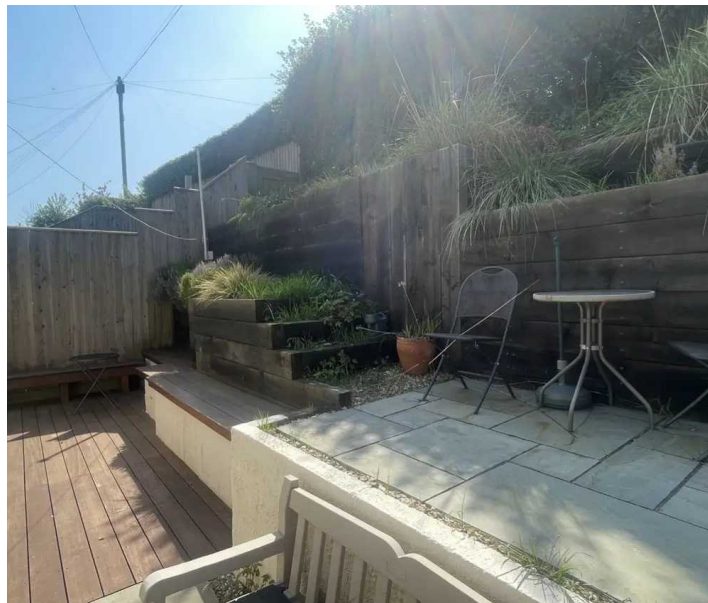
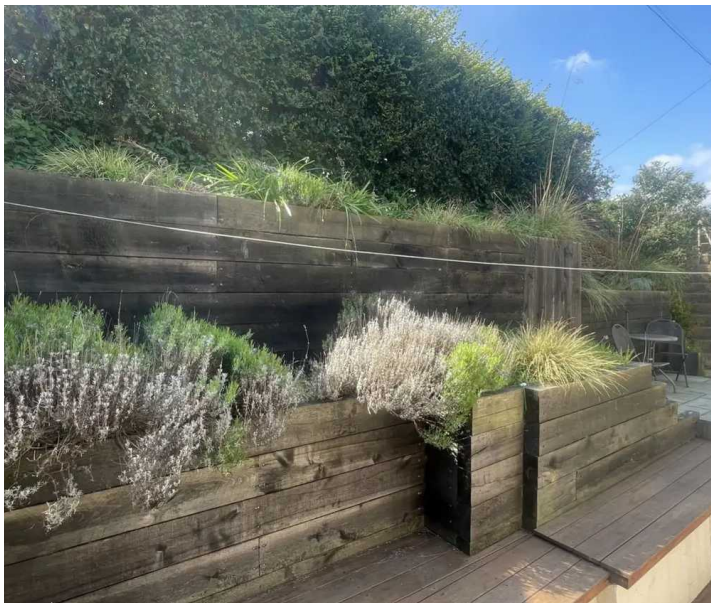
GARDEN

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CAR PORT

2 Parking Spaces

Tandem carport parking for two vehicles



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The property is only a short level walk to the nearby Estuary, playing fields and Shaldon village, where you will find a good selection of shops, restaurants and cafes. Other amenities include The New House Hotel, primary school, Shaldon Zoo and bowling green. Shaldon beach every year holds many events on the beach which includes the water carnival, annual regatta and bonfire night celebrations. From the beach you can catch the passenger ferry across to the seaside town of Teignmouth where you will find further local facilities and amenities. You will also find in Teignmouth the railway station which connects you to Exeter and beyond with direct access into London Paddington in just 2.5 hours.

Council Tax band: C

Tenure: Leasehold

- Views across the River Teign towards Teignmouth
- Three double bedrooms
- Steps leading to rear garden and front door
- Modern kitchen with built in appliances
- Level walk to village shops & beach
- Generous size living room
- Carport two car tandem parking
- Shower Room & Bathroom





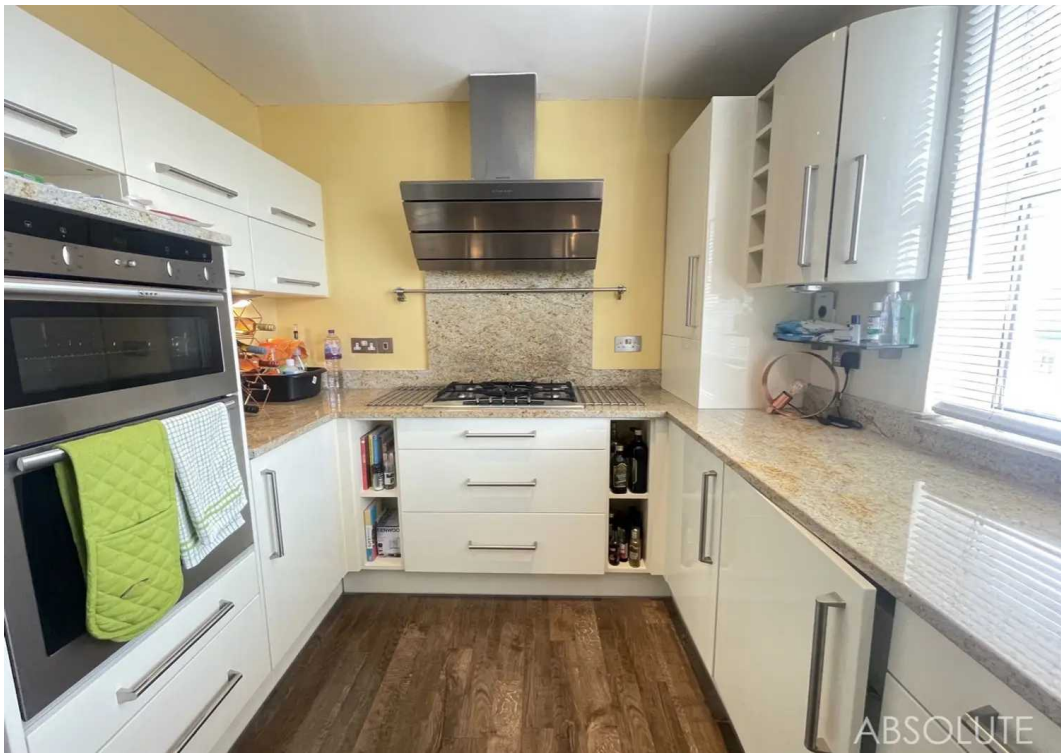
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Ground Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)





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