



An extremely spacious two bedroom flat converted in the early 2000s. The property is located in a desirable area of Teignmouth and benefits from off road parking, a private garden and an extensive basement area currently used as a workshop. The property is also only a short walk from the town centre.

Flat 1 Hillesley House | Upper Hermosa Road | Teignmouth | TQ14 9JW





PROPERTY TYPE

Ground Floor Flat  
Share of Freehold



SIZE

1,529 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

66 D



COUNCIL TAX BAND

B



### in a nutshell...

- Off Road Parking
- Close to Town Centre
- Private Garden
- Share of Freehold
- Two Double Bedrooms
- Conservatory
- Ground Floor
- Two Bathrooms (one en suite)





## the details...

Check out this very spacious ground floor apartment with two double bedrooms, one en-suite, parking, a large basement workshop and an enclosed rear garden with a glimpse of the sea, a short walk distance from the beaches, shops, eateries, and amenities, in the popular seaside town of Teignmouth.

This wonderful property forms the ground floor and basement of an impressive Victorian villa that was once a hotel, later a nursing home, and was converted in 2001 into apartments.

A communal entrance leads to the entrance of the apartment. Inside it is very spacious, is beautifully presented with light and stylish décor throughout and feels warm and welcoming with gas central heating and double-glazing. It has many period features in evidence including lofty ceilings with decorative coving and ceiling roses, deep skirting boards, and generous room sizes.

The accommodation briefly comprises an entrance hallway with a door providing access into the basement, a spacious living room with two windows filling the room with light; with a feature fireplace fitted with a living-flame gas fire that makes a wonderful focal point for the room. A fabulous kitchen/dining room with a fitted kitchen in pale yellow that has plenty of worktop and cupboard space, tiled splash backs, a fan-oven, gas hob and ample floor space for a dining table and seating, ideal for any occasion. There is an airing cupboard containing an insulated hot water cylinder and a condensing system boiler for the central heating and hot water. Patio doors lead into a wonderful centrally heated conservatory with a tiled floor and access to the terrace and garden.

A family bathroom is tiled in red and white containing a bath, with a shower attachment, a pedestal basin and a hidden-cistern WC. There are two double bedrooms, the principal one with a fabulous bay window to the front, and with an en-suite shower room.

The basement is heated and generously proportioned with two sizeable workshops, a utility room that also houses the control gear for the lift to the upper apartments, a convenient cloakroom with a WC and corner basin, and a large garden store beneath the terrace and conservatory, with its own door to the garden.

Outside, the raised terrace of decking makes a wonderful venue for alfresco dining or a barbecue, with a wonderful view towards Shaldon with a glimpse of the sea, and steps leading down to the garden with rockeries, paved paths, and a couple of specimen Torbay palms. Fully enclosed, it is pet friendly.

There is one parking space at the front of the property, along with a couple of shared visitor slots. A viewing is essential to fully appreciate all that this wonderful property has to offer.

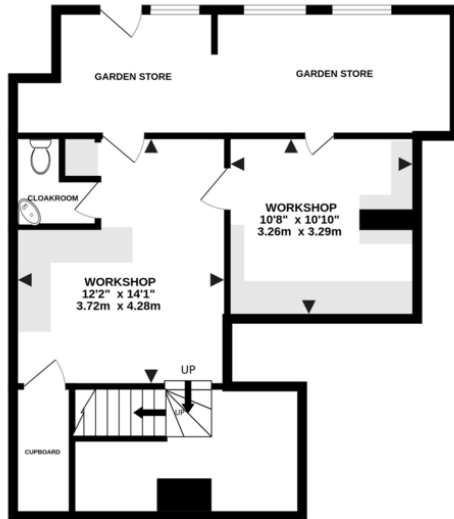
Tenure - Share of Freehold (Lease 974 years remaining)

No service charge & no ground rent payable

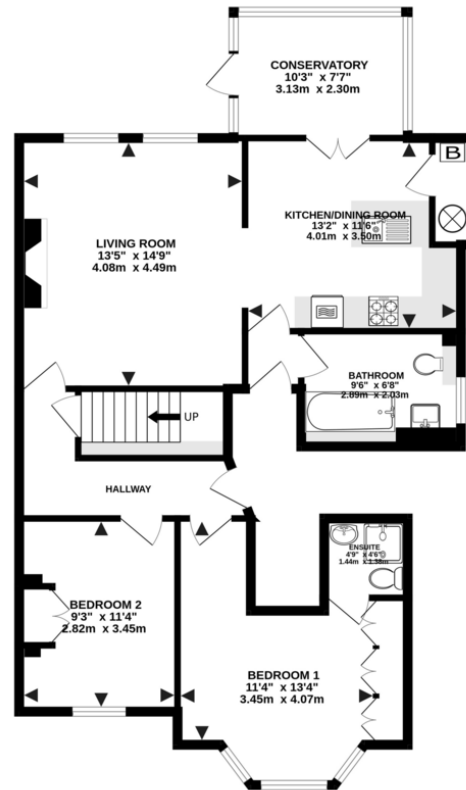
Council Tax Band - B

# the floorplan...

**BASEMENT**  
635 sq.ft. (59.0 sq.m.) approx.



**GROUND FLOOR**  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.1 sq.m.) approx.

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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 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

Late night pint of milk: Tesco Express 0.3 miles

Town centre: Teignmouth 0.6 miles

Supermarket: Lidl 0.5 miles

### Relaxing

Beach: Teignmouth 0.8 miles

Park: Coombe Valley Nature Reserve 0.8 miles

Tennis courts: 0.9 miles

Dog walk and cycle route: Eastcliff Park 0.8 miles

### Travel

Bus stop: Bitton Park Road 0.2 miles

Train station: Teignmouth 0.7 miles

Main travel link: A380 4 miles

Exeter Airport: 17.7 miles

### Schools

Hazeldown Primary School: 1 mile

Teignmouth Community School: 0.3 miles

Trinity School: 0.7 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 9JW**





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

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