



## Flat 46, Morgans Quay Strand, Teignmouth, TQ14 8XZ

£235,000 Leasehold

Second Floor Apartment • Secure Entry & Lift • By Sea Front & With Private Access to Back Beach • Two Bedrooms  
• Shower Room • Kitchen • Lounge/Dining Room • Secure Underground Allocated Parking Space • Level Stroll  
to Town Centre • EPC - C

### Contact Us...

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6 Wellington Street  
Teignmouth  
TQ14 8HH

  
the key to your home



Secure entry doors give access to the building with stairs and lift to the second floor.

Entering the apartment, the spacious entrance hall has a built in cupboard with hanging and shelving and a further cupboard with shelving housing the hot water cylinder. Doors lead off to the principal rooms.

The lounge/diner has the entry intercom receiver mounted on the wall and enjoys a box bay window overlooking the rear. An arch opens through to the kitchen, fitted with a range of wood base and wall units with under cupboard lighting, worktop and tiled splash back. There is an integrated electric oven and four ring electric hob with hood and extractor above, plumbing and space for a washing machine and further under counter appliance as well as room for a fridge/freezer.

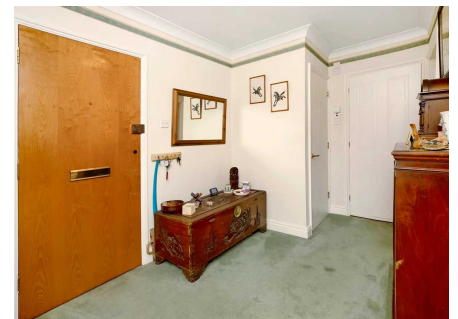
A double bedroom overlooks the rear and has useful built in wardrobes with hanging and shelving. A further bedroom with the same aspect also has built in wardrobes.

The shower room has a large shower cubicle with sliding door, pedestal wash hand basin and concealed cistern WC. There is a mirror with light and shaver point, heated towel rail, wall hung heater and extractor.



There is a communal storage cupboard on the third floor. Each floor has a refuse chute. The easiest access from the front is via the middle communal door as it enters next to the lift with no steps.

At the rear there is a secure gated underground car park where there is an allocated parking space (number 5), where there are car wash facilities and electric. There is a gate with a key code which allows access on to the back beach with chained area for the use of Morgans Quay.



A purpose built second floor sea front apartment with outlook to the rear. Two Bedrooms, lounge/diner, modern kitchen and shower room. Spacious accommodation just a stones throw from beaches and very short level stroll to town and amenities. Secure entry, secure underground parking, lift & storage.

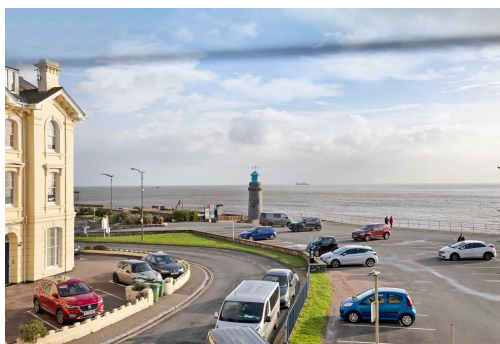


**MEASUREMENTS:**

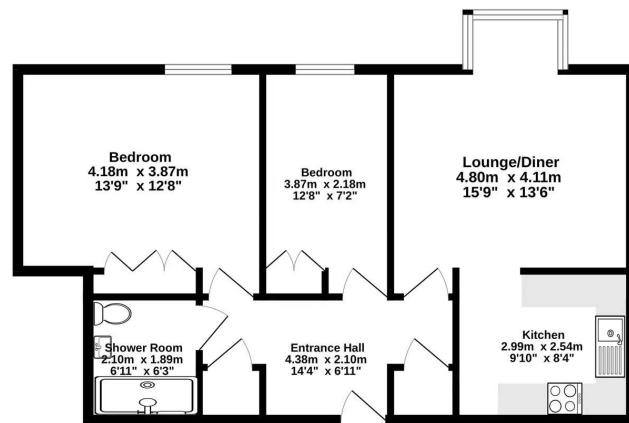
- Entrance Hall 14' 4" x 6' 11" (4.38m x 2.1m),
- Lounge/Diner 15' 9" x 13' 6" (4.8m x 4.11m),
- Kitchen 9' 10" x 8' 4" (2.99m x 2.54m),
- Bedroom 13' 9" x 12' 8" (4.18m x 3.87m),
- Bedroom 12' 8" x 7' 2" (3.87m x 2.18m),
- Shower Room 6' 11" x 6' 3" (2.1m x 1.89m)



Council Tax Band C - £2,083.62 per year  
 Leasehold - 125 years from 1990  
 Service Charge - £3,025 per year  
 Ground Rent - £200 per year



**Ground Floor**  
 60.9 sq.m. (656 sq.ft.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
72	83

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
75	76

EU Directive 2002/91/EC

TOTAL FLOOR AREA - 60.9 sq.m. (656 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown hereon are not intended and no guarantee as to their quality or efficiency can be given.  
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