



- FIRST FLOOR APARTMENT
- SUPERB SEA AND COASTAL VIEWS
- OPEN PLAN RECEPTION/KITCHEN
- BEDROOM, SHOWER ROOM
- PRIVATE COVERED BALCONY
- MANY ORIGINAL FEATURES
- COMMUNAL GARDEN SEATING AREA
- ALLOCATED PARKING
- GAS CENTRAL HEATING

## New Road, Teignmouth, TQ14 8UD

Guide Price £185,000

An opportunity to purchase an appealing first floor apartment with a private balcony, stunning sea views, parking and communal gardens. Located in a late Victorian/Edwardian villa, being one of three apartments, which has retained many period features including sash windows, high ceilings and a superb covered balcony.



## Property Description

Communal entrance porch, entrance door with feature stained glass window above, into entrance hallway, stairs rising to first floor and Apartment C.

### ENTRANCE HALLWAY

Wall mounted telephone entry control unit, radiator, sash window overlooking the side aspect and approach. Doors to....

### OPEN PLAN RECEPTION/KITCHEN

#### RECEPTION AREA

Multi paned door with corresponding side panel enjoying superb views over neighbouring properties, across Teignmouth, taking in Teignmouth town, the Ness, Shaldon, along the Babbacombe coastline and out to sea, door giving access to a private covered south facing terrace with original sliding shutters. Radiator, open through to....

#### KITCHEN

Fitted with a range of cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, tiled splashback, integrated brushed chrome electric oven with corresponding four ring gas hob with splashback and chimney style extractor hood, integrated dishwasher and integrated fridge freezer, display shelving, corresponding eye level units with a central breakfast bar enjoying the aforementioned views.

From entrance hallway, doors to....

#### BEDROOM

A double bedroom with two sash windows overlooking the front aspect, two radiators.

#### SHOWER ROOM

Fully tiled walls and door, shower cubicle with glazed sliding door/screen, fitted shower, low level WC, wash hand basin, shaver socket, fitted extractor, Obscure glazed sash window, ladder style towel rail/radiator.





## OUTSIDE

Tandem off road parking and from the parking area there is gated access to an enclosed gravelled communal garden/seating area. From the reception there is access onto an enclosed canopied private balcony with decorative timber balustrading, being a feature of the property, facing south and taking in the superb sea and coastal view.

MATERIAL INFORMATION - Subject to legal verification

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Shared Freehold:

Length of Lease: N/A

Annual Ground Rent: £0

Ground Rent Review: N/A

Annual Service Charge: £75 per month

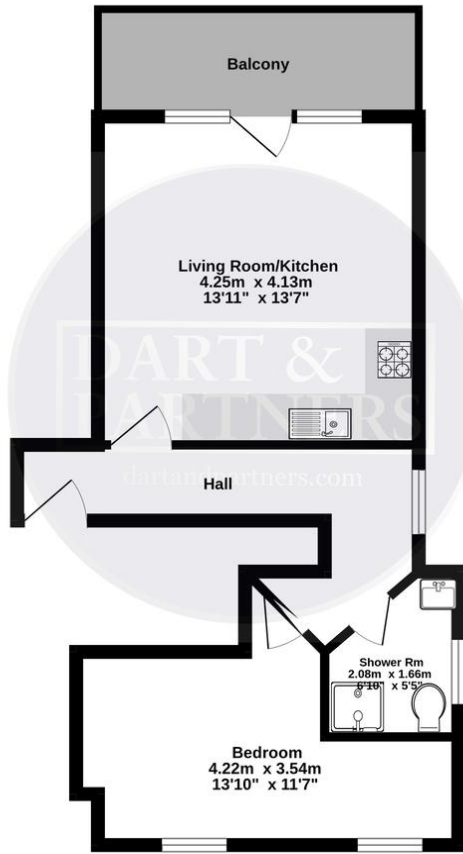
Service Charge Review:

Council Tax Band A

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1st Floor  
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA : 38.4 sq.m. (413 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	81	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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