



- SUPERBLY PRESENTED FIRST FLOOR APARTMENT IN TOWN CENTRE LOCATION
- ENTRANCE HALLWAY, LOUNGE DINING ROOM
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- MODERN FITTED BATHROOM
- PRIVATE ENCLOSED TERRACE
- ALLOCATED PARKING
- NO ONWARD CHAIN

Carlton Place, Teignmouth, TQ14 8FQ

£275,000

A superbly presented two bedroom first floor apartment situated in a level town centre location with the advantage of secure covered parking and private terrace. The communal areas are tastefully decorated and well presented and the apartment (being the former show apartment) is offered in immaculate decorative order and affords; entrance hallway, lounge dining room, modern fitted kitchen with integral appliances, two double bedrooms, bathroom, private terrace and secure under cover allocated parking. With level access and in close proximity to all town centre amenities, Teignmouth seafront and beaches. **NO CHAIN.**



Property Description

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Secure entry door into...

COMMUNAL HALLWAY

Access via stairs and lift to first floor.

Door to...

APARTMENT 19

ENTRANCE HALLWAY

L-shaped entrance hallway with wall mounted telephone entry control system, two radiators. Doors to...

LOUNGE/DINING ROOM

uPVC double glazed windows with fitted blinds overlooking the front aspect, radiator. Door to storage cupboard with fitted shelving. Multi-paned double doors opening through to...

MODERN FITTED KITCHEN

Range of high gloss cupboard and drawer base units under wood effect laminate work tops, integrated brushed chrome electric oven and five ring gas hob with





chimney style extractor over, integrated dishwasher, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap over, attractive metro tiled splash backs, integrated fridge and freezer, corresponding eye level units with under counter lighting, fitted spotlights, extractor fan. Cupboard housing a wall mounted gas boiler providing the domestic hot water supply and gas central heating throughout the property.

BEDROOM ONE

Radiator, uPVC double glazed French patio doors onto a private decked and canopied terrace with obscure glazed balustrading and courtesy lighting.



BEDROOM TWO

uPVC double glazed window overlooking the private terrace, radiator.

BATHROOM

Tiled floor and walls, modern suite comprising panelled handled bath with mixer tap and shower attachment over, wall hung wash hand basin with illuminated mirror, ladder style towel rail/radiator, low level WC, corner shower cubicle with sliding glazed door/screen, fitted dual function Bristan shower, fitted extractor.

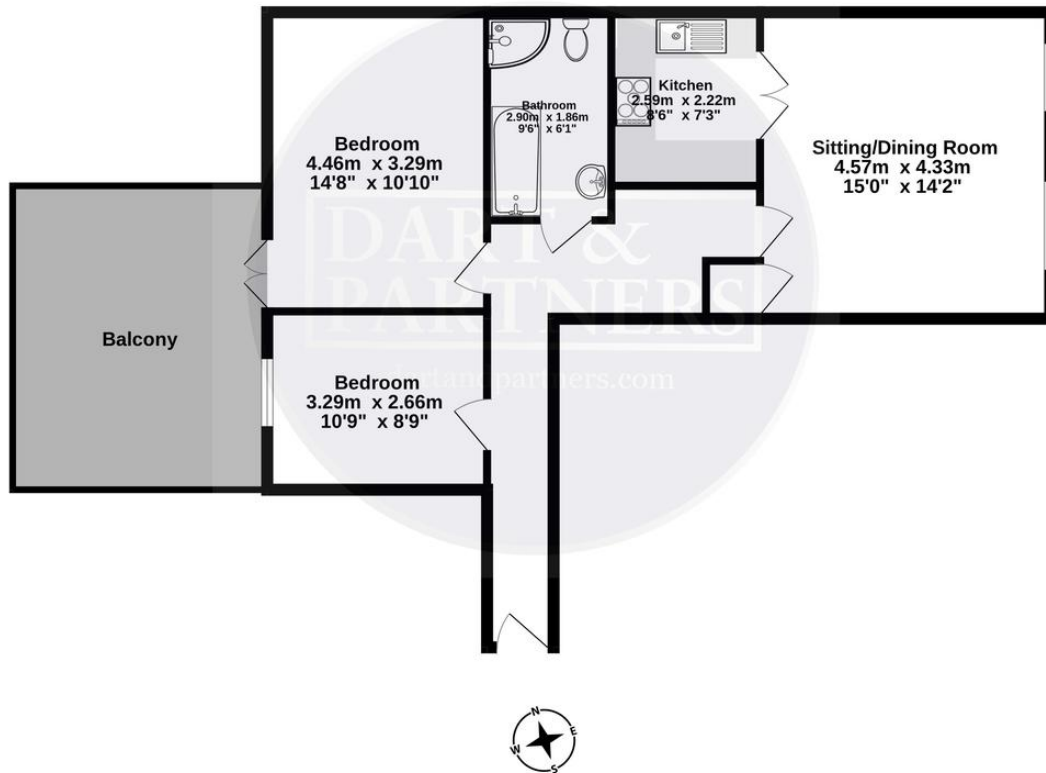


OUTSIDE

The property is approached via secure entry system and apartment 19 benefits from **ALLOCATED OFF ROAD PARKING**.

From bedroom one there are uPVC double glazed French patio doors onto a private decked and canopied terrace with obscure glazed balustrading and courtesy lighting.

68.0 sq.m. (732 sq.ft.) approx.



TOTAL FLOOR AREA : 68.0 sq.m. (732 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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MATERIAL INFORMATION - Subject to legal verification

Leasehold

Length of Lease: 988 Years

Annual Ground Rent: 12 months from 01/07/23: £75

Ground Rent Review:

Annual Service Charge: 12 Months from 30/06/23:
£1586.70

Service Charge Review:

Council Tax Band C

Sub Letting Allowed.

Pets Allowed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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