

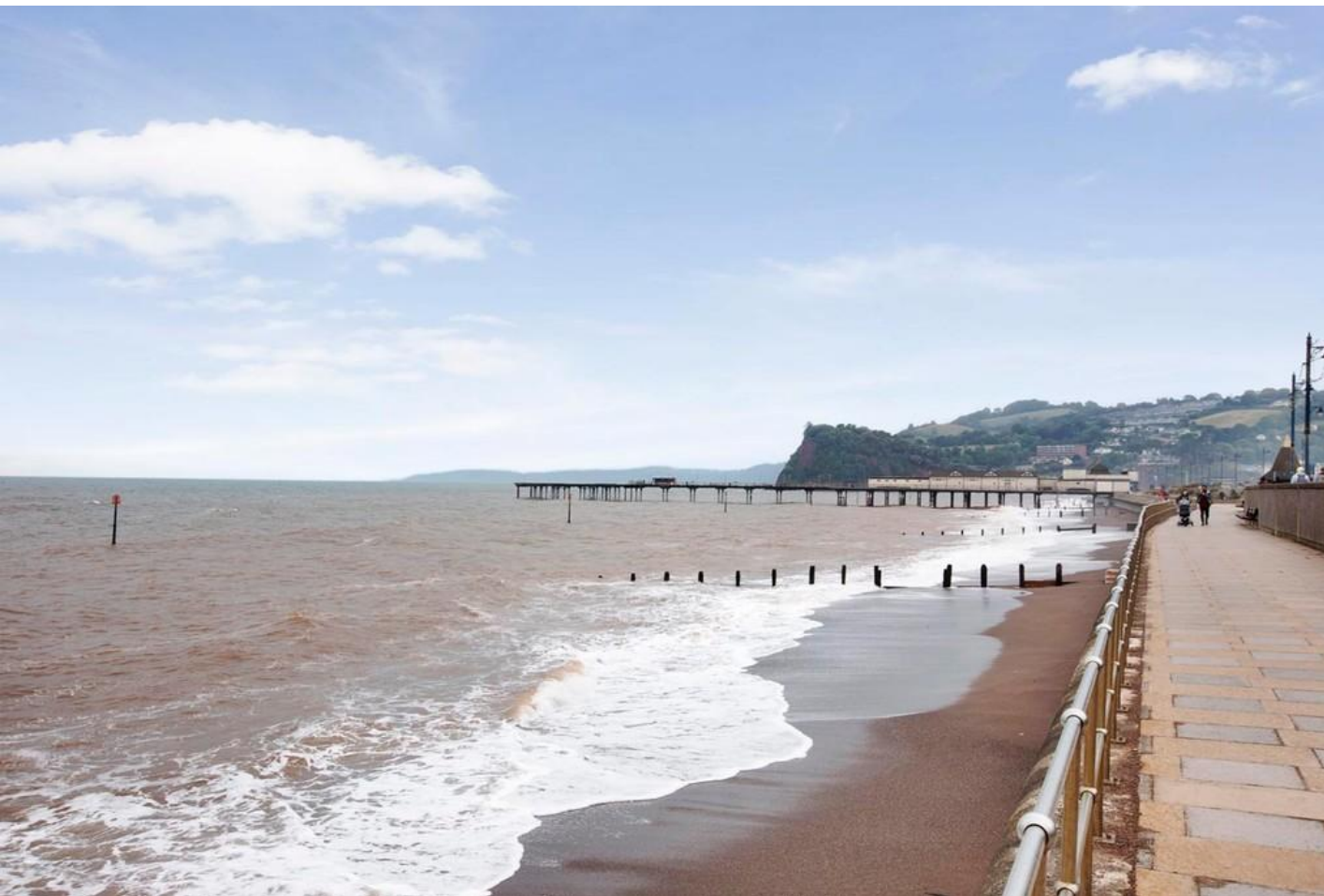


- FIRST FLOOR SEAFRONT APARTMENT
- PANORAMIC SEA VIEWS
- LOUNGE, KITCHEN
- TWO BEDROOMS
- EN-SUITE AND BATHROOM
- LEVEL ACCESS TO LOCAL AMENITIES
- DOUBLE GLAZING, GAS CENTRAL HEATING
- LIFT AND STAIR ACCESS

Den Promenade, Teignmouth, TQ14 8SZ

£270,000

A two bedroom seafront apartment enjoying panoramic sea views. Lounge, kitchen, two bedrooms, master en-suite, bathroom, lift and stair access, double glazing and gas central heating. Level access to town centre, seafront, beaches and mainline railway station.



Property Description

DESCRIPTION

A rare opportunity to purchase a seafront apartment with unrivalled sea and coastal views in a most elegant landmark building, situated on Teignmouth seafront with level access to all amenities and in walking distance to the mainline railway station, seafront and beaches. This first floor apartment is offered in superb order with double glazed sash windows, modern fitted kitchen and bathrooms, two double bedrooms, master with en-suite, gas central heating, breathtaking, panoramic sea views and no onward chain.

Secure entrance door into....

WELL MAINTAINED COMMUNAL ENTRANCE HALLWAY

Stairs and lift rising to the first floor. Door to Apartment 4.

ENTRANCE HALL

Telephone entry system control, radiator, dado rail, coved ceiling, door to store cupboard with wall mounted Glo-worm gas combination boiler providing the domestic hot water and central heating throughout the property, fitted shelving, hanging and cloak hooks. Door to....

IMPRESSIVE LOUNGE

Radiator, wall hung electric fire, window seat being a focal point for the room and part of a wonderful bay with double glazed sash windows with most enviable and panoramic sea and coastal view extending towards the Babbacombe coastline taking in the Ness, pier, along the promenade towards the Jurassic coastline. The sea views are uninterrupted.





KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under a laminate rolled edge work surface, integrated washer dryer, integrated fridge freezer, fitted electric oven, four ring De Dietrich induction hob, concealed extractor over, Carron one and a half bowl sink drainer unit with mixer tap over, attractive tiled splashbacks, integrated Neff dishwasher, double glazed sash window overlooking the side aspect and St Michaels church. Range of high level units, radiator.

MASTER BEDROOM

Radiator, picture rail, double glazed sash window with far reaching sea views. Door to....

EN-SUITE SHOWER ROOM

Fully tiled with low level WC with concealed plumbing, ladder style towel rail/radiator, pedestal wash hand basin, shaver light and socket, fitted extractor fan, shower cubicle with glazed door, fitted shower.

BEDROOM 2

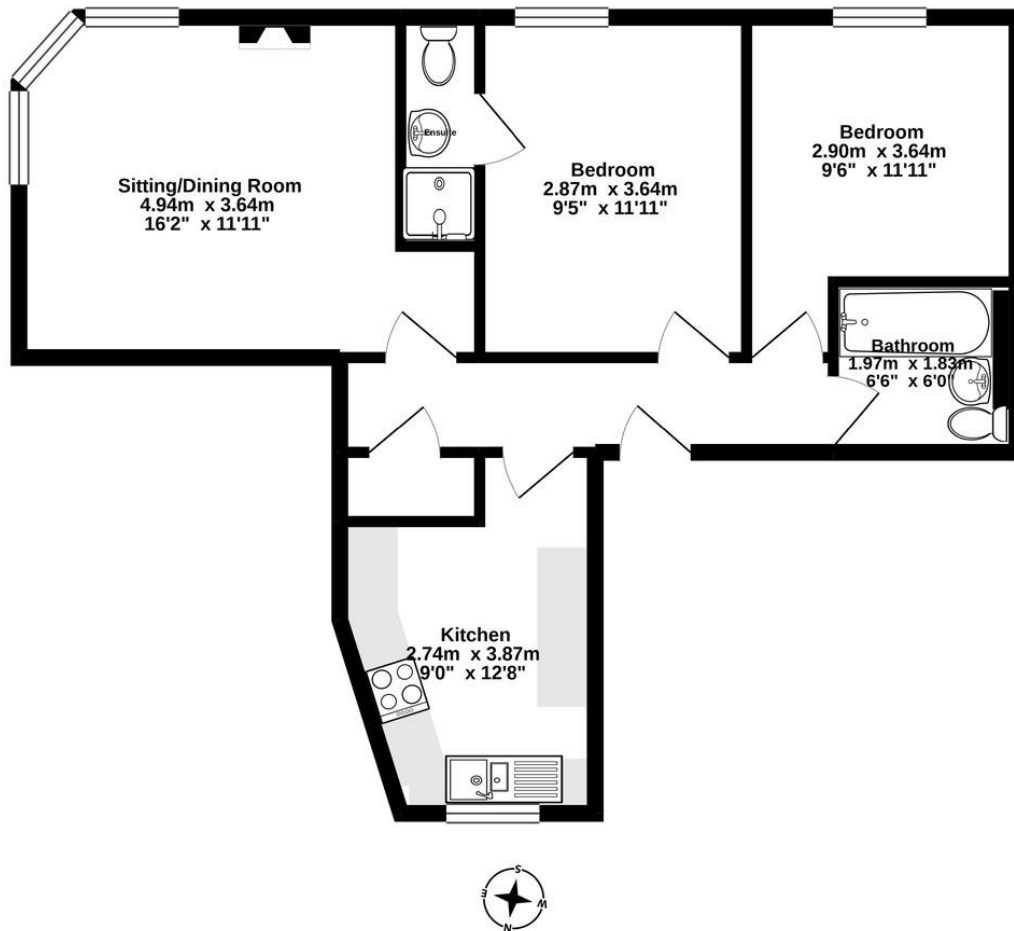
Currently being used as an office/dressing room. Radiator, double glazed window enjoying the aforementioned sea views, radiator, picture rail.

BATHROOM

Fully tiled bathroom with attractive tiled dado, bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, ladder style towel rail/radiator, shaver light and socket, fitted extractor.



Ground Floor
55.7 sq.m. (599 sq.ft.) approx.



TOTAL FLOOR AREA : 55.7 sq.m. (599 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: 999 YEARS LEASE FROM 2007 - BEACH COURT MANAGEMENT COMPANY LTD

Annual Ground Rent: N/A

Ground Rent Review: N/A

Annual Service Charge: APPROX £1331 INC LIFT MAINTENANCE, CLEANING OF COMMUNAL AREAS ETC, OUTSIDE WINDOWS (Inside windows are the responsibility of the owners)

Service Charge Review:

Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	75	
(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	



Teignmouth, 12 The Triangle,
 Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
 01626 772507
property@dartandpartners.com

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