



- WELL PRESENTED APARTMENT
- EASY ACCESS TO TOWN CENTRE AND BEACHES
- VIEWS OVER THE TEIGN ESTUARY
- OPEN PLAN LIVING AREA
- ONE BEDROOM, BATHROOM
- LARGER THAN AVERAGE GARAGE
- NO CHAIN

Strand, Teignmouth, TQ14 8XP

£195,000

A one bedroom apartment in the sought after Morgans Quay development, close to the back beach and Teignmouth beach, enjoying views over the Teign Estuary to Shaldon and rural aspect beyond. The well presented apartment benefits from a larger than average garage. No chain.



Property Description

A rare opportunity acquire an apartment within what was known as Morgan Giles boatyard, converted into Morgans Quay in the late 1980's. An exclusive development situated within a stone's throw of both the back beach and Teignmouth beach. Excellent holiday home or residence, situated in a superb location with the added benefit of a larger than average garage. Views over the entrance to the Teign Estuary, the Ness and out to sea. Excellent condition throughout, immediate vacant possession on legal completion, the accommodation affords....

Accessed through the inner courtyard, door to separate block housing apartments 25 to 27.

Access to additional storage space on the ground floor.

Door into communal hallway, one flight of stairs to first floor landing.

Door to Apartment 26.

ENTRANCE HALLWAY

Hatch to loft space, telephone entry system, door to airing cupboard with factory lagged hot water cylinder and slatted shelving. Doors through to....

OPEN PLAN LIVING AREA

Open plan through to Lounge, a double aspect room with side window enjoying glimpses of the Teign Estuary, Shaldon Bridge and rural aspect beyond. Main uPVC double glazed window with views over the entrance to the Teign Estuary, the Ness, Shaldon Beach and rural aspect above the village. Wall mounted Dimplex Night Storage heater, door to storage cupboard housing trip switches and fitted shelving. Kitchen with





fitted base and wall units with tiled splashback surrounds and incorporating four ring halogen hob, integral oven, one and a half bowl sink unit, space and plumbing for automatic washing machine, further appliance space, fitted extractor hood, archway looking through the lounge towards the Ness.

MASTER BEDROOM

A good size room, easily fitting two separate beds with two built in double wardrobes, wall mounted electric heater, uPVC double glazed window overlooking courtyard.



SHOWER ROOM

Suite affording walk-in shower, pedestal wash hand basin, low level WC, inset ceiling extractor, wall mounted electric heater.

OUTSIDE

Access to the garage is through central tunnel for vehicle access with the garage to No 26 clearly marked on the left hand side as entering, second from the last. GARAGE with up and over door. A larger than average single garage with raised fitted storage area, power and lighting, ideal for housing car or boat etc. Access to water tap directly outside garage.

MATERIAL INFORMATION

Length of Lease - 89 years remaining of a 125 year lease.

Annual Ground Rent - £200

Ground Rent Review - 30.06.24

Annual Service Charge - £2599.67 (+ £64 garage)

Service Charge Review - 31.03.24

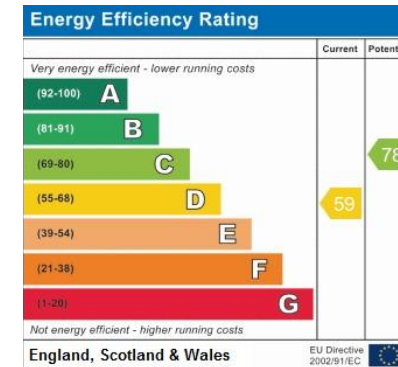
Council Tax Band – C



TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Please note: The floorplan is for illustrative purposes only and the property now has a shower in place of the bath.



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