



- WELL PRESENTED SEAFRONT APARTMENT
- VIEWS ACROSS THE DEN, PROMENADE AND OUT TO SEA
- MODERN FITTED KITCHEN
- LOUNGE DINING ROOM
- TWO BEDROOMS
- MODERN SHOWER ROOM
- CONVENIENTLY LOCATED FOR TOWN CENTRE AMENITIES

South View, Teignmouth, TQ14 8BJ

£195,000

A most appealing two bedroom seafront apartment in a select development on Teignmouth seafront with views across the Den, promenade and out to sea. The well presented and tastefully decorated apartment benefits from a modern fitted kitchen with granite worktops and a modern shower room. There are two bedrooms a spacious lounge dining room. Conveniently located with level access to all town centre amenities and Teignmouth's front beach and river beach.



Property Description

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Secure gated access to a covered communal courtyard. Door through to...

COMMUNAL HALLWAY

Secure telecom entry system. Stairs and lift rising to...

SECOND FLOOR

Door to Apartment 6.

ENTRANCE HALLWAY

Radiator, cloaks recess with fitted shelving. Hatch and access to loft space where there is a small loft area which provides useful storage. Door through to...

LOUNGE/DINING ROOM

Two radiators, uPVC double glazed sash window with delightful views over the Den, promenade, seafront and out to sea. Wall mounted telephone entry control system. Door through to...

MODERN FITTED KITCHEN

Range of high gloss base units under granite work tops, integral fridge/freezer, space and plumbing for automatic washing machine, integrated electric oven and four ring ceramic hob over, single drainer sink unit with mixer tap over, attractive tiled splash backs, tiled





flooring, corresponding eye level units, cupboard housing Logic Plus gas combination boiler providing the domestic hot water supply and gas central heating throughout the apartment, chimney style extractor hood, high level obscure glazed window, ladder style radiator.

INNER HALLWAY

Doors to...

BEDROOM ONE

Radiator, uPVC double glazed sash window with similar views to the lounge, range of fitted wardrobes.



BEDROOM TWO

Radiator, window to rear aspect.

MODERN FITTED SHOWER ROOM

Tiled flooring, fully tiled walls, corner shower cubicle with sliding curved glazed door/screen, fitted shower, WC with concealed plumbing, wash hand basin set into high gloss vanity unit, fitted mirror, shaver socket, ladder style towel rail/radiator, fitted extractor, high level obscure glazed window.

MATERIAL INFORMATION - Subject to legal verification



Leasehold:

Length of Lease: 999 year lease 25th March 1991.

Annual Ground Rent: £24 a year (included in service charge)

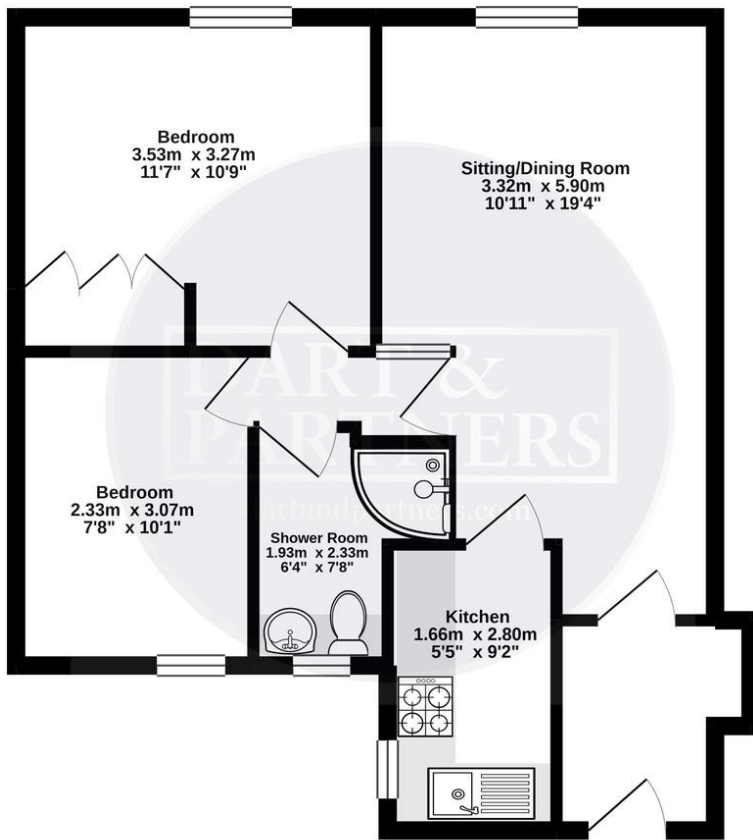
Ground Rent Review: TBC

Annual Service Charge: £166 a month service charge includes the buildings insurance and water as well.

Service Charge Review: TBC

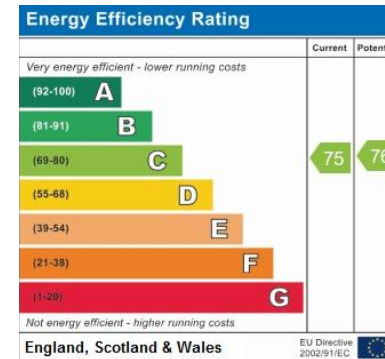
Council Tax Band B

Ground Floor
49.0 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA : 49.0 sq.m. (528 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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