



## 15 Kiniver Court, New Road, Teignmouth, TQ14 8WL

Offers in the region of £270,000 Leasehold

Top Floor Apartment • Secure Gated & Video Intercom Entry • Magnificent Views • Two Double Bedrooms (master en suite) • Master Bed with Juliet Balcony and Spectacular Coastal Views • Large Lounge/Diner With Breath Taking Views • Modern Kitchen/Breakfast Room • Modern Bathroom • Allocated Parking • EPC - C

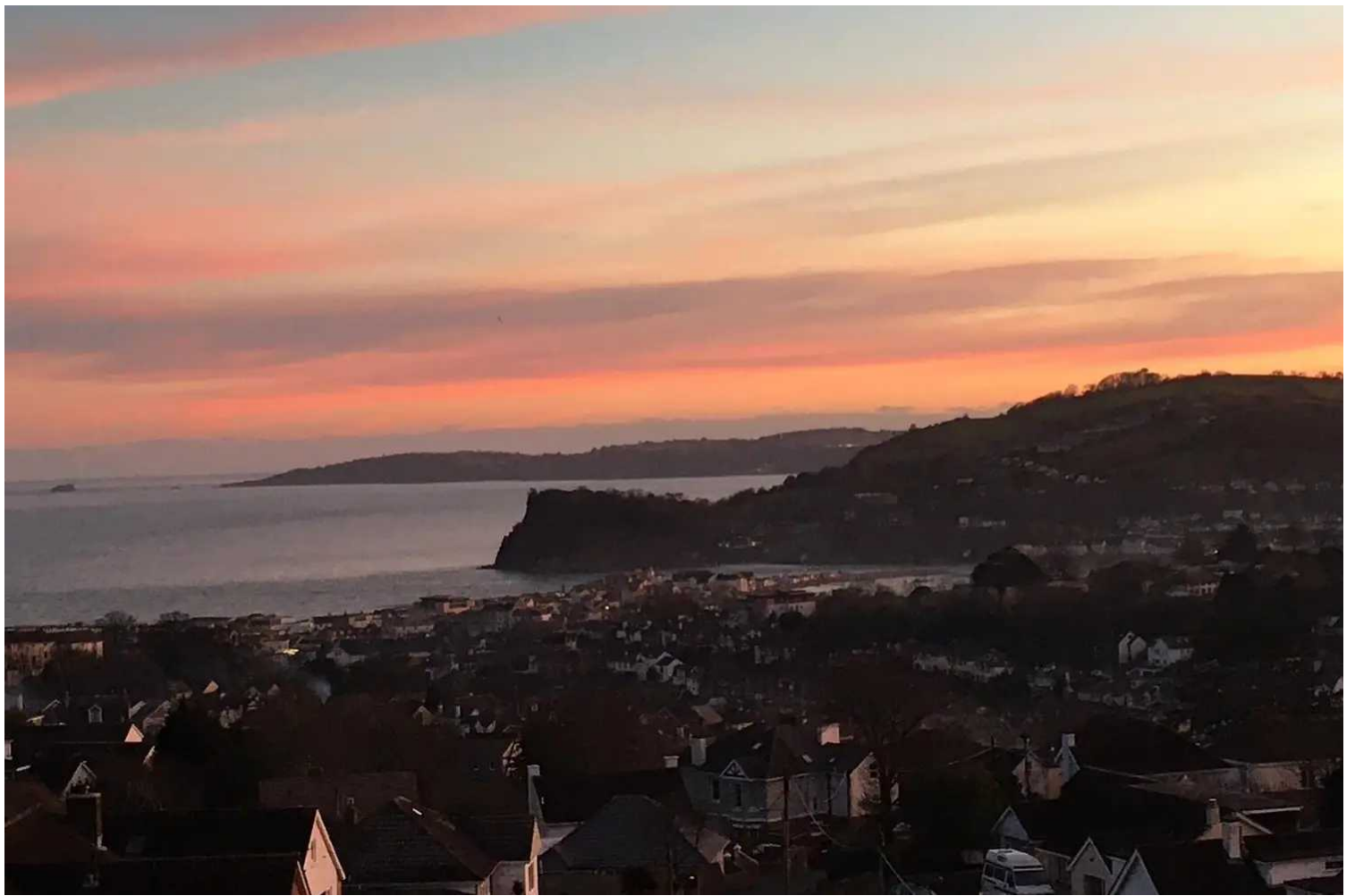
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the key to your home



A communal entrance takes you through to the main building where there is a lift to all floors. This apartment is on the top floor so there's no one above and enjoys the most magnificent, far reaching views.

Stepping into the entrance hall of this very spacious apartment fitted with spotlights and video intercom entry system, there is a useful storage cupboard and doors lead off to the principal rooms.

The Lounge/diner is a large and airy room with a uPVC glazed door with glazed side panel which opens onto the Juliet balcony. There is a further uPVC double glazed sash window to the side. The far reaching views out to sea and beyond are quite breath taking.

The kitchen/breakfast room is well equipped with sash window overlooking the rear and a range of modern fitted base and wall units incorporating integral fridge/freezer and washing machine/dryer. There is also an integral electric oven and hob with extractor over and ample room for a table and chairs. A wall cupboard houses the combination boiler.

The master bedroom is again a lovely large room with built in mirror fronted wardrobes. A uPVC glazed door opens onto the second Juliet balcony again offering panoramic views across the bay and over the hills to Ringmore. A door leads to the modern en suite with a shower cubicle, low level WC and wash hand basin with mirror, light and shaver point above.

The second bedroom is again a generous size overlooking the rear of the building.

The modern bathroom comprises bath with shower attachment, low level WC and pedestal wash hand basin with mirror, light and shaver point above. It is fitted with spotlights, an extractor and there is a ladder style heated towel rail.

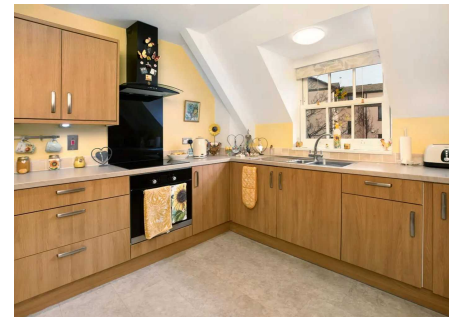
The apartment has uPVC double glazing and is gas centrally heated.

The apartments are approached by a large driveway with wrought iron gates giving access to the designated parking.

There is one allocated secure gated parking space and there is additional visitors parking.

The communal entrance door is at the rear of the building. There is also an enclosed bin store located outside.

The apartment has two Juliet balconies, one in the lounge and the other in the master bedroom boasting far reaching panoramic views.



Tenure: Leasehold 176 years remaining

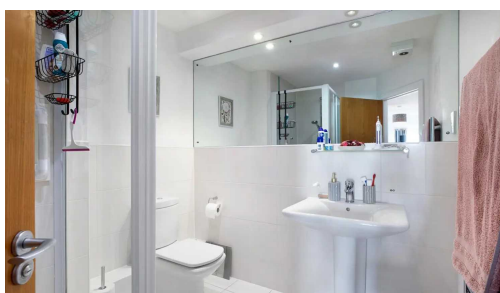
Service Charge: £3,112.92 per year (includes building insurance)

Ground Rent: £125 per year

Council Tax Band D - £2,344.06 per year

Mains Services: Gas, Water, Electricity

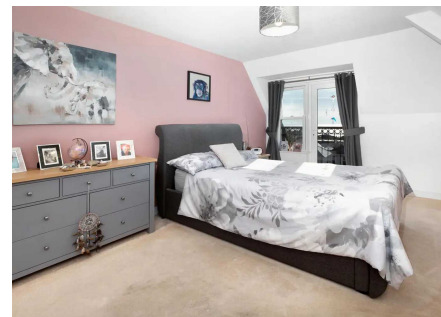
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.

Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



**MEASUREMENTS:**

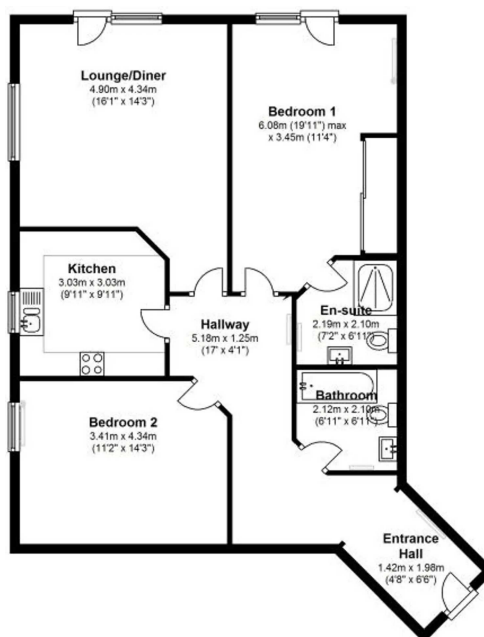
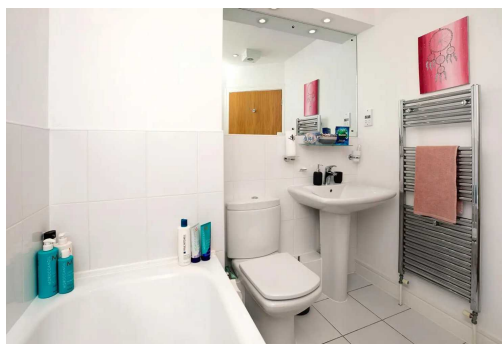
Lounge/Diner 16' 1" x 14' 3" (4.9m x 4.34m),

Bedroom 19' 11" x 11' 4" (6.06m x 3.45m), En Suite 7' 2" x 6' 11" (2.19m x 2.1m),

Bedroom 11' 2" x 14' 3" (3.41m x 4.34m),

Kitchen 9' 11" x 9' 11" (3.03m x 3.03m),

Bathroom 6' 11" x 6' 11" (2.12m x 2.10m)



Total area: approx. 89.9 sq. metres (967.1 sq. feet)