



- RETIREMENT BUNGALOW IN POPULAR DEVELOPMENT CLOSE TO TOWN
- ENTRANCE HALLWAY AND INNER HALLWAY
- SITTING ROOM/LOUNGE
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- MODERN FITTED WET ROOM
- EMERGENCY PULL CORDS THROUGHOUT
- RESIDENTS PARKING, COMMUNAL GARDENS

Heywoods Road, Teignmouth, TQ14 8LR

Guide Price £175,000

A superbly presented bungalow within the Eden's Court complex which is restricted to 55 years of age and above. This is the only bungalow within the complex, offering a rare opportunity to acquire a bungalow situated within easy walking distance of the town centre, seafront and beaches. Having its own independent and canopied entrance with courtesy lighting, entrance hallway, sitting room/lounge, modern fitted kitchen, inner hallway, two bedrooms, modern fitted wet room, emergency pull cords situated throughout the bungalow, electric heating, residents parking and communal gardens.



Property Description

A superbly presented bungalow within the Eden's Court complex which is restricted to 55 years of age and above. This is the only bungalow within the complex, offering a rare opportunity to acquire a bungalow situated within easy walking distance of the town centre, seafront and beaches. Having its own independent and canopied entrance with courtesy lighting, entrance hallway, sitting room/lounge, modern fitted kitchen, inner hallway, two bedrooms, modern fitted wet room, emergency pull cords situated throughout the bungalow, electric heating, residents parking and communal gardens.

Attractive canopied entrance with courtesy lighting, uPVC obscure double glazed entrance door to Number 18.

ENTRANCE HALLWAY

Wall hung Haverland modern electric programmable heater, obscure glazed door and matching side panel into...

SITTING ROOM/LOUNGE

uPVC double glazed squared bay window overlooking the communal grounds, modern electric Haverland heater, feature fireplace with inset electric fire. Door to inner hallway.

MODERN FITTED KITCHEN

Comprehensive range of cupboard and drawer base units under rolled edge counter tops with metro tiled splash backs, two corner carousel units, integrated washing machine, integrated Neff electric oven and Neff microwave, four ring Neff ceramic hob, concealed extractor over, corresponding eye level units, single drainer stainless steel sink unit with mixer tap over, uPVC double glazed window overlooking the communal grounds, upright fridge freezer.

INNER HALLWAY

Haverland electric heater. Door to linen cupboard housing Fischer Aquafficient instant hot water tank. Door to deep walk-in store cupboard with fitted shelving. Doors to...





BEDROOM ONE

uPVC double glazed window overlooking the communal gardens, wall hung Haverland modern electric heater.



BEDROOM TWO

uPVC double glazed window overlooking the communal grounds, wall hung Creda electric heater.

MODERN FITTED WET ROOM

Tiled walls, uPVC obscure double glazed window, fitted extractor, shower area with glazed shower screen, fitted Mira electric shower, shower seat and grab handles, low level WC, pedestal wash hand basin, ladder style towel rail/radiator, wall hung dimplex heater, shaver light and socket, fitted mirror.



OUTSIDE

The Eden's Court development enjoys beautifully presented and level communal lawns with access via a footpath to the residents parking.

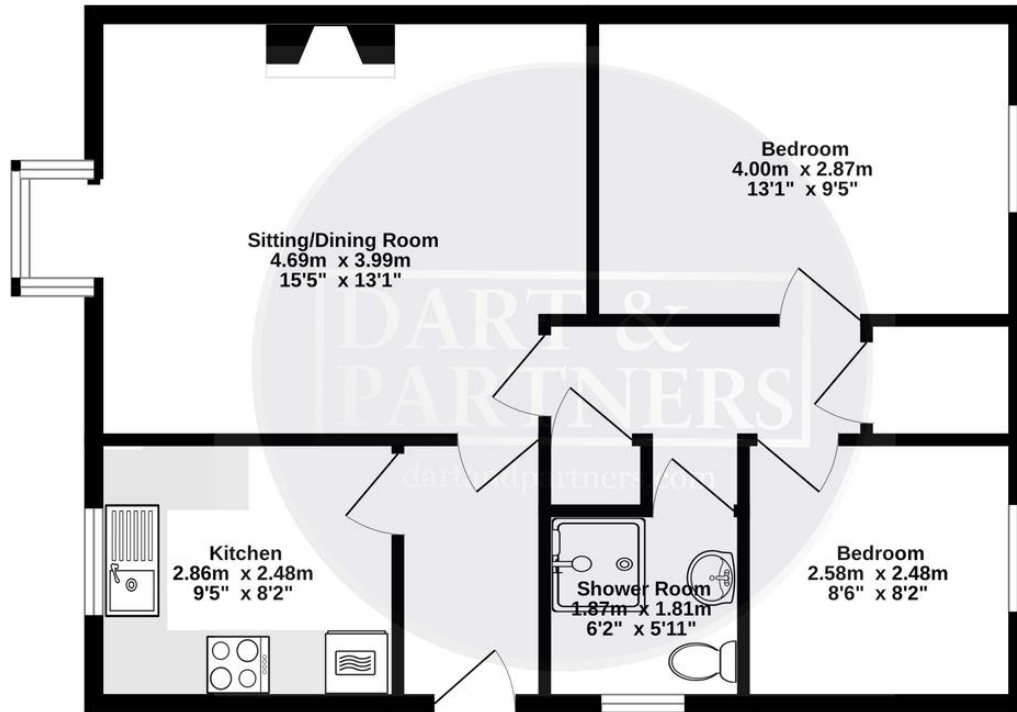
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band B

Annual Ground Rent: £10
Ground Rent Review:
Service Charge: £204.48 pcm
Service Charge Review:



Ground Floor
59.2 sq.m. (637 sq.ft.) approx.



TOTAL FLOOR AREA : 59.2 sq.m. (637 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.
Made with MetroPix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		60
(55-68)	D		
(39-54)	E	45	
(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