



- A FANTASTIC COASTAL APARTMENT
- SET IN A SOUGHT AFTER COASTAL DEVELOPMENT
- OUTSTANDING SEA VIEWS AND GOOD ACCESS TO LOCAL BEACHES
- SITTING ROOM AND MODERN KITCHEN
- TWO BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)
- PRINCIPAL SHOWER ROOM
- WONDERFUL LARGE EXTERNAL TERRACE
- GARAGE

Dunmore Drive, Shaldon, TQ14 0BS

£450,000

A particularly lovely apartment set in a sought after and elevated coastal development having outstanding views towards the sea and coastline as well as good access to local beaches. Sweeping external terrace, sitting room, modern kitchen, two bedrooms (en-suite shower room to bedroom one) and principal shower room. Garage and shared store room.



## Property Description

### LOCATION

The Dunmore Court development is beautifully situated in an elevated position above the sought after coastal village of Shaldon. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include the Ness House Hotel, which is a short walk away from Dunmore Court and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and a water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent, a wider range of amenities and a mainline rail link to London Paddington.

### DESCRIPTION

8 Dunmore Court is a well presented, appealing and spacious apartment set within the sought after front part of the Dunmore Court development. The well laid out accommodation has an open entrance porch and an entrance hall with cloaks and utility cupboards leading off. The sitting/dining room is a particularly lovely space opening to the sweeping external terrace and enjoying wonderful coastal views. There is a modern fitted kitchen with some integrated appliances and the principal bedroom also opens to the terrace and benefits from sea views as well as having a good quality modern en-suite shower room. The second bedroom opens to the terrace too and has sea views. There is also a modern principal shower room. The sweeping





terrace is unexpectedly large and beautifully tiled with glass balustrades and offers a wonderful spot for outdoor entertaining and to contemplate the truly outstanding coastal views. In addition, the apartment benefits from a good sized single garage and there is a shared external store room.

From the communal entrance terrace, gated access leads to paved steps which descend to the entrance to No. 8. There is an under cover open entrance porch with exposed brick-work, outside lighting and a tiled floor as well as two external store cupboards, one of which houses the electricity meter. An opaque glazed timber framed entrance door opens to an.....

#### ENTRANCE PORCH

With timber effect flooring and a white wood grain effect door opening to a useful store cupboard being part shelved and housing the electricity trip switches. An inner doorway opens to the....

#### RECEPTION HALL

With timber effect flooring, a night storage heater with shelf above and doors to the principal rooms. White wood grain effect doors open to a store cupboard with hanging rail and shelf and a utility cupboard also with hanging rail as well as having space and plumbing for a washing machine and a further appliance space above. There is also a large airing cupboard housing the Mega Flow hot water cylinder and slatted shelving.

#### SITTING/DINING ROOM

A lovely spacious and light room. Large sliding uPVC double glazed patio doors with full height uPVC double glazed panels to either side open to the sweeping terrace, giving a great sense of inside/outside living and also having tremendous views across the surrounding

area towards The Ness woodland and across the sea taking in a coastal landmark known as the Parson and Clark, the higher reaches of Teignmouth and views along the East Devon and Dorset coastlines. Night storage heater, electric panel radiator and coving to the ceiling.

#### KITCHEN/BREAKFAST ROOM

Another appealing room with timber effect flooring and a large side facing uPVC double glazed window. The kitchen is fitted with a comprehensive and modern range of floor and wall mounted units with timber effect cupboard door and drawer fronts and extensive areas of composite-style, square edge work surface with tiled surrounds. There is a one and a quarter bowl single drainer stainless steel sink unit with mixer tap, a built in dishwasher, a built in four ring ceramic hob with filter over and an integrated double Lamorna oven/combination grill. Under cupboard downlighters, space for upright/fridge freezer and space for a breakfast table and chairs.

#### BEDROOM ONE

A lovely principal bedroom suite with a built in wardrobe having timber effect doors. uPVC double glazed sliding patio doors with an external electric awning above open to the sweeping terrace with good views towards the Ness woodland, the sea and coastline. There is a night storage heater and a white wood grain effect door opens to the....

#### EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite and with attractive marble effect ceramic tiled surrounds. The suite comprises a shower cubicle with glazed screens and shower with dual controls, a pedestal wash hand basin with large mirror and shaver light above and a WC with shelf above. Timber effect flooring, electric radiator/towel rail and an extractor fan.

#### BEDROOM TWO

Another appealing room with a built in cupboard/wardrobe and uPVC double glazed sliding patio door opening to the terrace and having good views towards the sea and coastline. Night storage heater.

#### PRINCIPAL SHOWER ROOM

Another well presented space with a modern three piece suite having marble effect ceramic tiled surrounds. The suite comprising a shower cubicle with glazed screens and Mira shower, a pedestal wash hand basin with mirror, shelf and shaver light above and a WC. Timber effect flooring, extractor fan and an electric radiator/towel rail.

#### OUTSIDE

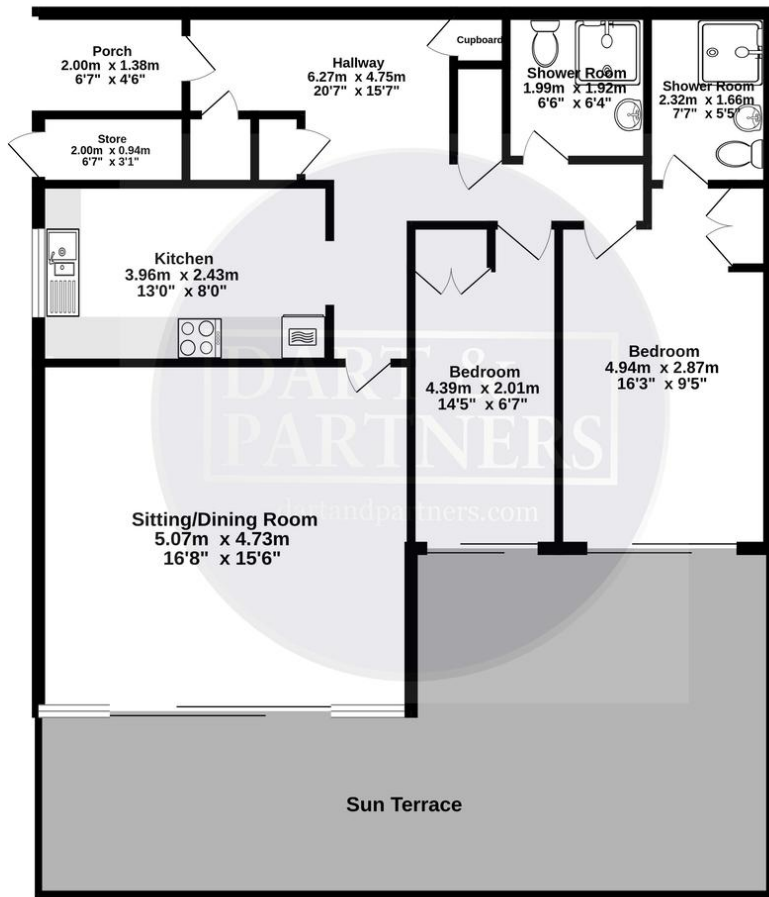
Leading off the Dunmore Court entrance driveway there is a good sized **SINGLE GARAGE** with an "up and over" door. Additionally No. 8 benefits from a shared, separately accessed store room. The principal rooms in the apartment open to the sweeping external terrace which has been re-paved by the current owner, is unexpectedly large, and is enclosed by brick walling and feature glazed balustrades with a timber rail above. From the terrace tremendous views can be enjoyed over the surrounding area taking in nearby and distant coastlines. The aforementioned electric awning provides a degree of shelter.

MATERIAL INFORMATION - Subject to legal verification

Leasehold: Nessland Ltd own the freehold  
Length of Lease: 175 years remain on the lease  
Annual Ground Rent: £10  
Ground Rent Review:  
Service Charge: £106 pcm  
Service Charge Review:  
Council Tax Band D

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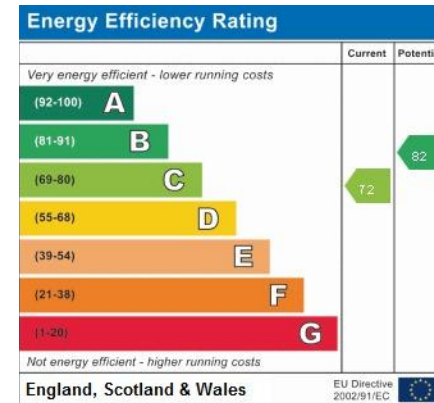




TOTAL FLOOR AREA: 83.4 sq.m. (898 sq.ft.) approx.

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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