



- IMMACULATLY PRESENTED APARTMENT
- SUPERB LIVING ROOM/KITCHEN
- COVERED BALCONY WITH SEA, RIVER AND ESTUARY VIEWS
- TWO BEDROOMS, MASTER EN-SUITE
- BATHROOM
- SECURE ALLOCATED PARKING
- COMMUNAL GYM AND DRYING AREA
- LIFT & STAIR ACCESS

Clay Lane, Teignmouth, TQ14 8FX

£320,000

Immaculately presented first floor apartment within the prestigious Grand Banks development, currently run as a successful Holiday Let. Located close to town centre, seafront and beaches. Superb river, rural and sea views. Living room/kitchen, covered balcony, two bedrooms, master en-suite, bathroom, secure underground allocated parking, EV charging available, communal gym, drying area with wall mounted drying racks, stair and lift access.



Property Description

An immaculately presented first floor apartment within the prestigious Grand Banks development of 20 luxury apartments. Currently run as a successful Holiday Let, being conveniently located with easy access to Teignmouth town centre, seafront and beaches and enjoying superb south facing views into the River Teign estuary, taking in Teignmouth's river beach, Shaldon and open farmland beyond and the Ness and out to sea. The apartment is finished to a high specification with high quality fixtures and fittings and boasting a private enclosed canopied balcony enjoying the aforementioned views. There is allocated parking within a secure underground car park with EV charging available and own private lock-up storage, stairs and lift access to the first floor.

Canopied entrance with courtesy light, composite double glazed entrance door into....

ENTRANCE

Tiled flooring, door to....

INNER HALLWAY

Continuation of the tiled flooring which continues through to the main reception/kitchen, wall mounted underfloor heating control unit, recessed spotlighting, door to useful store cupboard, wall hung video entry control system, door through to....

SUPERB OPEN PLAN LIVING ROOM/KITCHEN

Lounge area with continuation of tiled flooring, underfloor heating throughout, double glazed bi-fold doors onto a private enclosed balcony enjoying views into the nearby River Teign estuary taking in Teignmouth back beach, Shaldon, Ringmore, open farmland beyond the Ness and out to sea.

Kitchen area comprises a modern fitted kitchen with a comprehensive range of cupboard and drawer base units under a Corian worksurface, sunken sink unit with mixer tap over, integrated washing machine and dishwasher, wine cooler, larder style unit, cupboard housing a Daikin electric





boiler, heat exchange system, further cupboard housing the hot water cylinder, fitted electric convection oven/microwave and an electric oven, fridge and freezer, dishwasher, induction hob with extractor over, double glazed window enjoying the aforementioned views, recessed spotlighting throughout.

COVERED BALCONY

Seamless connection from the lounge, tiled floor, glazed balustrading, superb views into the nearby River Teign estuary, Teignmouth back beach, the Ness, Shaldon, Ringmore and open farmland beyond. Courtesy lighting.

From inner hallway, doors to....



BEDROOM

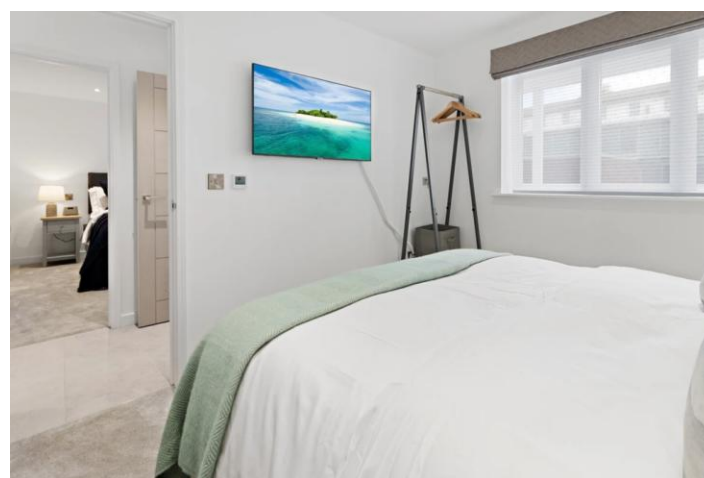
Double glazed window overlooking the entrance, external electric shutters, recessed spotlighting, underfloor heating, pocket door to....

EN-SUITE SHOWER ROOM

Tiled floor, part tiled walls with recessed display shelving, ladder style towel rail/radiator, wall hung floating WC with concealed plumbing, wash hand basin on high gloss vanity unit, illuminated de-misting mirror, tiled shower cubicle with multi-function shower head, glazed door/screen, fitted extractor, recessed spotlighting, underfloor heating.

BEDROOM

Window overlooking the approach with external shutters. Underfloor heating.



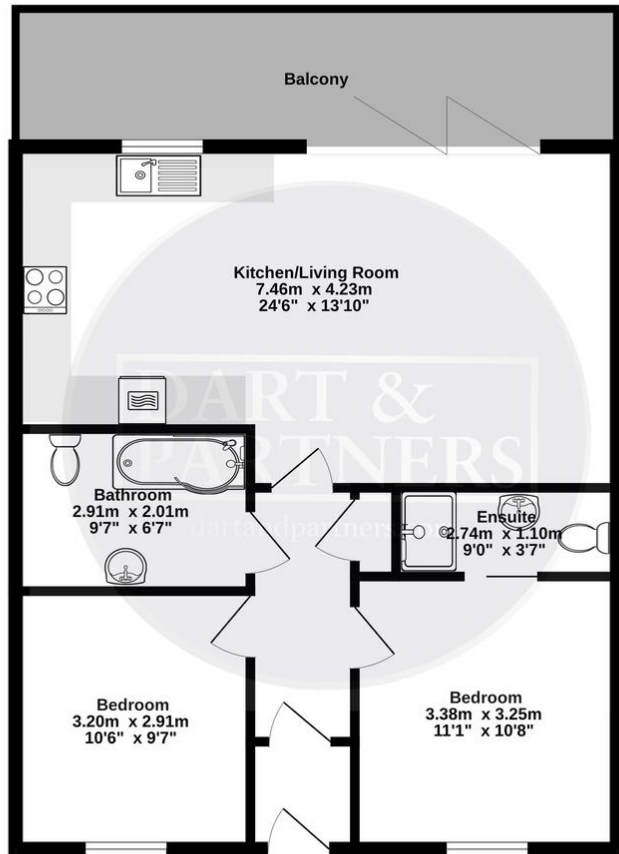
BATHROOM

Tiled flooring, underfloor heating, 'P' shaped shower bath with mixer tap, multi function shower, glazed shower screen, part tiled walls, recessed and illuminated display shelving, extractor, spotlighting, wash hand basin set into vanity unit with mixer tap, tiled splashback, illuminated de-misting mirror, ladder style towel rail/radiator, underfloor heating.

OUTSIDE

Secure gated pedestrian and vehicular access with video controlled entry system. Vehicular access via electric gates using remote-control or keypad, leading to underground

1st Floor
64.9 sq.m. (699 sq.ft.) approx.



basement parking. Pedestrian access to ground floor, covered walkway leads to communal gym, communal drying area and to three stairwells. Two stairwells lead upwards to the first floor and other floors, one of these also contains a lift. The third stairwell provides lift and stair access to the basement, where there is a numbered allocated parking space, an electric vehicle charging point, postbox, air-source heating unit, meter room, the communal bin store containing a private lock-up storage cupboard allocated to the apartment.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease:

Annual Ground Rent:

Ground Rent Review:

Annual Service Charge:

Service Charge Review:

Council Tax Band

TOTAL FLOOR AREA : 64.9 sq.m. (699 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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Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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