



- PURPOSE BUILT FIRST FLOOR APARTMENT
- RECENTLY REFURBISHED AND OFFERED IN EXCELLENT CONDITION
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN AND BEACHES
- SECURE ENTRY SYSTEM, LIFT AND STAIR ACCESS
- OPEN PLAN RECEPTION/KITCHEN DINER
- ONE DOUBLE BEDROOM
- MODERN FITTED SHOWER ROOM
- UNDER FLOOR HEATING, COMMUNAL LAUNDRY ROOM

Strand, Teignmouth, TQ14 8BW

£150,000

Opportunity to purchase a first floor purpose built apartment offered in show home condition having recently undergone an extensive program of refurbishment including a modern fitted kitchen with quartz worktops, high quality shower room, quality panelled doors with brushed chrome door furniture, engineered wooden flooring and under floor heating. The tastefully decorated apartment benefits from a coded entry system, communal lift and laundry room. The accommodation briefly comprises: open plan reception/kitchen diner, one bedroom and a modern shower room. Ideally situated within level and easy walking distance to Teignmouth town centre, river beach, seafront and local amenities.



Property Description

Communal power assisted entrance door with a secure telephone entry control system into...

COMMUNAL ENTRANCE

Stairs and lift access to the first floor.

Entrance door to...

APARTMENT 5

ENTRANCE HALLWAY

Wall hung telephone entry control system. door to useful cloaks/storage cupboard. Doors to...

FREE FLOWING OPEN PLAN RECEPTION/KITCHEN DINER

RECEPTION AREA

uPVC double glazed square bay window overlooking Strand with appealing window seat. Under floor heating which extends throughout the apartment (each room having separate thermostatic control) and engineered wooden flooring.

KITCHEN/DINING AREA

With a newly fitted kitchen. High quality cupboard and drawer base units under quartz worktops, integrated fridge and freezer, Neff electric oven and Neff ceramic induction hob, concealed extractor hood, sunken stainless steel drainer sink unit and mixer tap over, corresponding eye level units with under counter lighting, integrated Neff microwave, metro style tiled splash backs, fitted spotlighting.

BEDROOM

uPVC double glazed window overlooking the front aspect, ample space for wardrobes etc.





MODERN FITTED SHOWER ROOM

Shower enclosure with fitted electric Mira Sport shower, glazed shower screen, drying area, WC, concealed plumbing, wash hand basin set into vanity unit, illuminated mirror, electric ladder style towel rail/radiator, floor to ceiling shelving, extractor.

LAUNDRY ROOM

Situated on the first floor with apartment 5 benefitting from convenient access to the laundry room.

MATERIAL INFORMATION - Subject to legal verification

Leasehold//Residents own the Freehold:

Length of Lease: 966 years remaining

Annual Ground Rent: Not collected as residents own the Freehold

Ground Rent Review: N/A

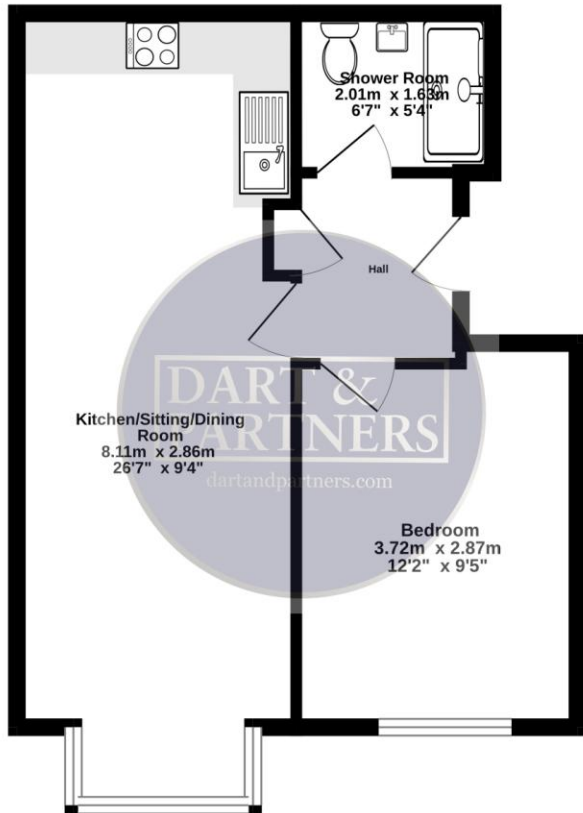
Service Charge: £112.50 per month

Service Charge Review: Annually

Council Tax Band B

NB: Seapoint House is restricted for the use of people over the age of 60.

Ground Floor
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 39.9 sq.m. (429 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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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