



- MODERN PURPOSE BUILT APARTMENT
- NO ONWARD CHAIN
- SITUATED AT THE END OF A QUIET CUL DE SAC
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- ENTRANCE HALLWAY, KITCHEN
- L-SHAPED LOUNGE DINER OPENING TO BALCONY
- TWO BEDROOMS, SHOWER ROOM
- COMMUNAL GARDENS, PARKING

Falkland Way, Teignmouth, TQ14 9HJ

Offers In Excess Of £150,000

Opportunity to purchase a modern purpose built apartment situated at the end of a quiet cul de sac in a popular residential location close to the Coombe Valley nature reserve. The two bedroom apartment benefits from allocated off road parking, a private enclosed canopied balcony and the accommodation briefly comprises: entrance hallway, L-shaped lounge dining room, balcony, two bedrooms, shower room, communal gardens and drying area, allocated parking. Offered for sale with NO ONWARD CHAIN.



Property Description

Opportunity to purchase a modern purpose built apartment situated at the end of a quiet cul de sac in a popular residential location close to the Coombe Valley nature reserve. The two bedroom apartment benefits from allocated off road parking, a private enclosed canopied balcony and the accommodation briefly comprises: entrance hallway, L-shaped lounge dining room, balcony, two bedrooms, shower room, communal gardens and drying area, allocated parking. Offered for sale with NO ONWARD CHAIN.

Obscure glazed communal entrance door into...

COMMUNAL HALLWAY

Half flight of stairs leading to...

DOOR TO APARTMENT 10

Obscure glazed entrance door into...

ENTRANCE HALLWAY

Wall hung Creda heater. Door to cloaks cupboard with fitted shelving. Door to airing cupboard with lagged hot water cylinder and slatted shelving. Doors to...

L-SHAPED LOUNGE DINING ROOM

uPVC double glazed window overlooking the front aspect, Creda wall hung electric heater. DINING AREA with double glazed sliding patio doors with access and outlook onto a private canopied BALCONY. Door to kitchen and bedroom.

BALCONY

With wrought iron balustrading. Overlooking the front aspect and approach.

KITCHEN

Part tiled walls, range of cupboard and drawer base units under laminate rolled edge work surfaces, space for cooker, single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine and further under counter





appliance space, uPVC double glazed window overlooking the communal gardens.

BEDROOM

uPVC double glazed window overlooking the rear aspect and communal gardens, wall hung Creda electric heater.

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SHOWER ROOM

Part tiled walls, fully tiled shower cubicle with sliding door/screen, fitted Mira shower, low level WC, wash hand basin set into vanity unit, uPVC obscure double glazed window.

OUTSIDE

From the communal hallway is a door to a communal garden and drying area. Communal water tap. **ALLOCATED PARKING** for apartment 10.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 999 years

Annual Ground Rent: Peppercorn

Ground Rent Review:

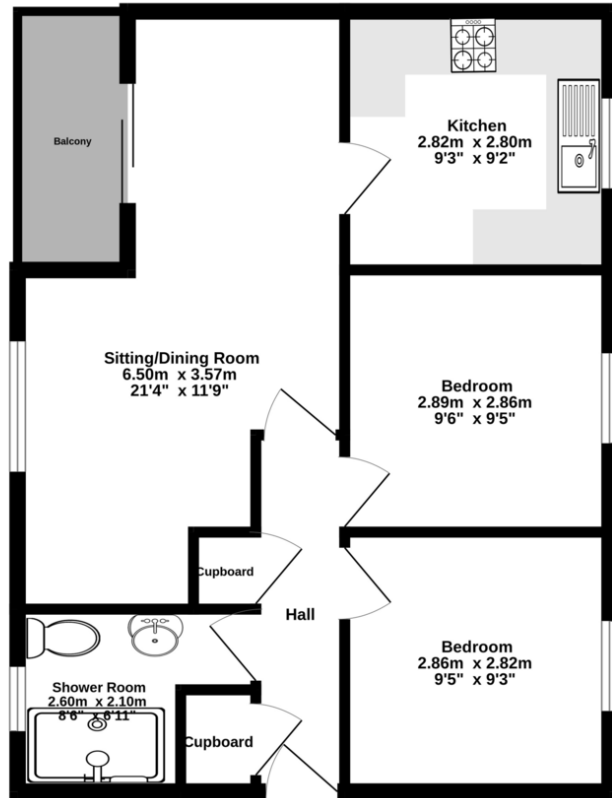
Annual Service Charge: £560

Service Charge Review:

Council Tax Band B

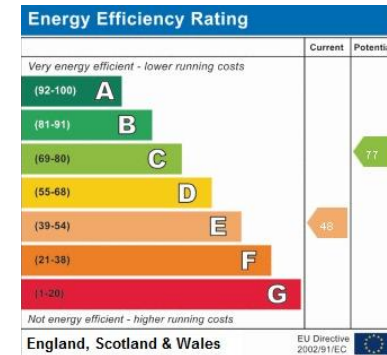


Ground Floor
54.0 sq.m. (581 sq.ft.) approx.



TOTAL FLOOR AREA : 54.0 sq.m. (581 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

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