



- IMMACULATELY PRESENTED APARTMENT
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- MASTER EN-SUITE, FAMILY BATHROOM
- uPVC D/G, ELECTRIC HEATING
- ALLOCATED PARKING
- NO ONWARD CHAIN

## Wymering Court, Teignmouth, TQ14 8QW

£270,000

An opportunity to acquire a modern, immaculately presented apartment within Wymering Court, located in a highly regarded residential location. Lounge/dining room, kitchen/breakfast room, two bedrooms, master with en-suite shower, family bathroom, allocated parking, electric heating, uPVC double glazing. No onward chain.



## Property Description

An opportunity to acquire a modern, immaculately presented apartment within Wymering Court, located in a highly regarded residential location, accessed via Stapleford Drive. Wymering Court offers convenient access to Ashleigh Way Post Office, News Agent and stores, mainline railway connections are enjoyed from the local station and Teignmouth Golf Club is just a short drive away. A local town bus passes along New Road and additional bus routes are just a short level walk away. Apartment 2 benefits from allocated parking as well as visitors parking. From the main entrance lobby is a lift or staircase to the ground and upper floors and additional and level access from New Road through tastefully decorated and well kept communal hallway. The apartment is well presented and offered with no onward chain.

Communal post box / delivery point situated in the lobby.

Door to Apartment 2

### ENTRANCE HALLWAY

A wall hung telephone entry control unit, double doors to a deep store cupboard housing an Electromax Heatrae Sadia heating system providing the hot water supply and heating throughout the apartment, radiator. Double doors with inset glazing to...

### LOUNGE/DINING ROOM

Two uPVC double glazed windows overlooking the front aspect and approach, two radiators, feature fireplace with inset electric fire, stone surround with matching hearth and mantle over, obscure glazed feature window through to kitchen/breakfast room.





From entrance hallway, door to....

### **KITCHEN/BREAKFAST ROOM**

Range of cupboard and drawer base units under roll edge work surfaces with attractive tiled splashback, integrated freezer, space for cooker with stainless steel splashback and chimney style extractor, integrated dishwasher and washing machine, one and a half bowl stainless steel drainer sink unit with mixer tap over, larder style unit, corresponding eye level unit, recessed spotlighting, space for upright fridge freezer, radiator.

From hallway, doors to....



### **BEDROOM 1**

uPVC double glazed window overlooking the front aspect with pleasant views across neighbouring properties, double doors to built in wardrobe with hanging rail and fitted shelving, radiator, door to....

### **EN-SUITE SHOWER ROOM**

A modern suite comprising tiled shower cubicle with fitted shower and drying area with sliding glazed door and screen, pedestal wash hand basin, low level WC, part tiled walls, shaver socket, fitted mirror, fitted extractor, tiled flooring, ladder style towel rail/radiator, dressing area with range of cupboards under a countertop/display sill.



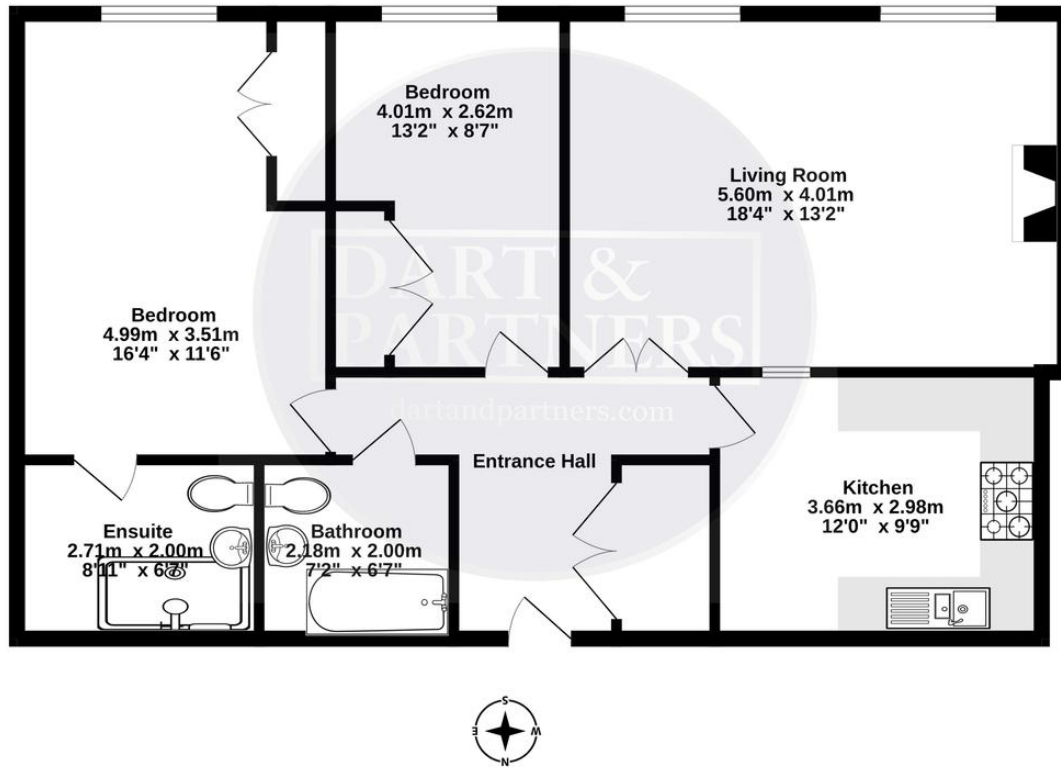
### **BEDROOM 2**

Currently used as a dining room. uPVC double glazed window with outlook over the front aspect, radiator, double doors to built in wardrobe with hanging rail and fitted shelving.

### **MODERN FITTED BATHROOM**

'P' shaped shower bath with fitted shower and curved glazed shower screen, pedestal wash hand basin, low level WC, part tiled walls, shaver socket, recessed

**Ground Floor**  
80.7 sq.m. (868 sq.ft.) approx.



TOTAL FLOOR AREA : 80.7 sq.m. (868 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 62024



spotlighting, fitted extractor, ladder style radiator/towel rail, tiled flooring.

**OUTSIDE**

There is an allocated parking space and visitors parking.

**MATERIAL INFORMATION** - Subject to legal verification

Leasehold:

Length of Lease: 999 Years from 2003

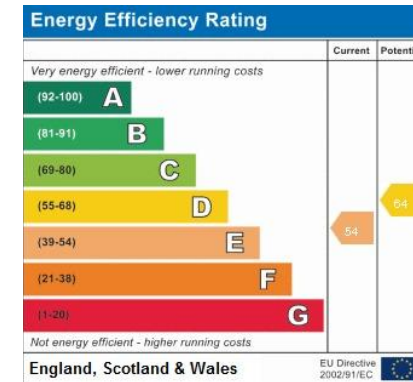
Annual Ground Rent: 0

Ground Rent Review: N/A

Annual Service Charge: £1980

Service Charge Review: Yearly

Council Tax Band C



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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