



10 Charlton Court, Bank Street, Teignmouth, TQ14 8FN

£280,000 Leasehold

Second Floor Apartment (With Lift) • Beautifully Maintained Building • In The Heart of Teignmouth Town • Extremely Spacious Accommodation • Large Lounge/Diner with 3 Sash Windows Overlooking Town • Two Double Bedrooms • Bathroom and En Suite Shower Room • Generous & Versatile Hallway Providing Study/Office Space • No Chain • EPC - C

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the key to your home



Extremely spacious apartment nestled in the heart of the town centre with immediate access to the variety of shops, bars and cafe's and just a moments stroll from miles of sandy beaches. Set in a conservation area, the apartment boasts a wealth of character with underfloor heating throughout, large rooms and beautiful sash windows. This apartment is on the second floor (lift to all floors) with views over the town.

A few stairs open to the extremely large and versatile reception area which provides ample room for use as an office/study. There is a storage cupboard also housing the hot water cylinder and doors lead off to the principal rooms.

Double doors open to the most impressive and very large lounge/diner with three beautiful sash windows filling the room with light and giving views over the town.

There are two double bedrooms, one of which offers views over the town and the other has a side aspect with en suite shower room with shower cubicle, wall hung wash hand basin and low level dual flush WC. There is an extractor and heated towel rail.

The kitchen, with side aspect, is fitted with a range of wood base and wall units with worktop and tiled splash backs. There is an integrated electric oven and grill, electric hob with extractor above, integrated fridge and freezer and there is plumbing and space for a washing machine.

The bathroom comprises panelled bath, separate corner shower cubicle, wall hung wash hand basin and low level dual flush WC. There is an extractor, heated towel rail and light and shaver point.

Tenure: Leasehold 999 Year lease from 2004

Service Charge: £2,654.52 per year

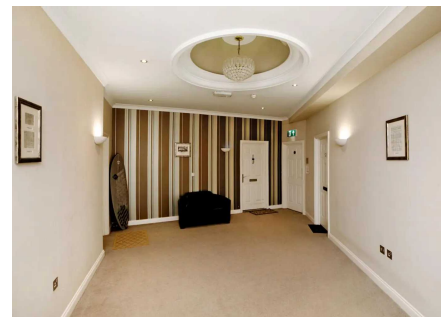
Ground Rent: £100 per year

No Holiday Letting

Council Tax Band C: £2,186.66 per year

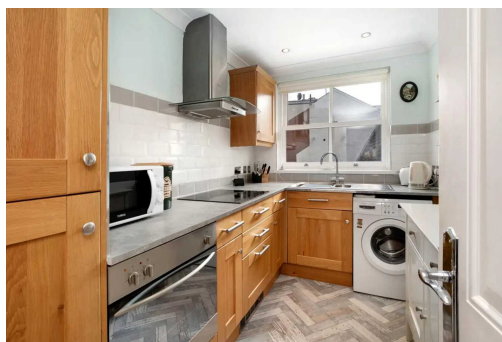
Mains Services: Electric & Water

Broadband: Standard and Superfast



The apartment is situated in the heart of the town centre giving immediate access to the variety of shops, bars and cafe's.

Miles of sandy beaches are just a moment's level stroll away.



MEASUREMENTS:

Reception Hall 17' 11" x 13' 1" (5.46m x 4m),

Lounge/Diner 24' 1" x 16' 1" (7.35m x 4.89m),

Kitchen 10' 4" x 6' 5" (3.15m x 1.95m),

Bedroom 15' 1" x 14' 4" (4.61m x 4.38m), En Suite 10'11" x 3' 11" (3.32m x 1.2m),

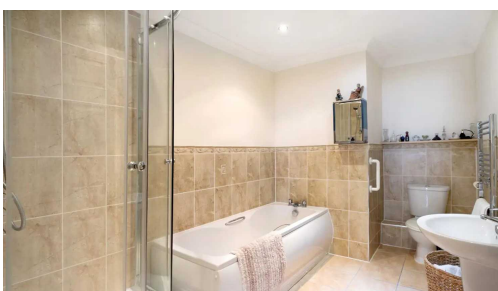
Bedroom 15' x 12' 10" (4.56m x 3.9m),

Bathroom 11' 4" x 6' 9" (3.46m x 2.08m)

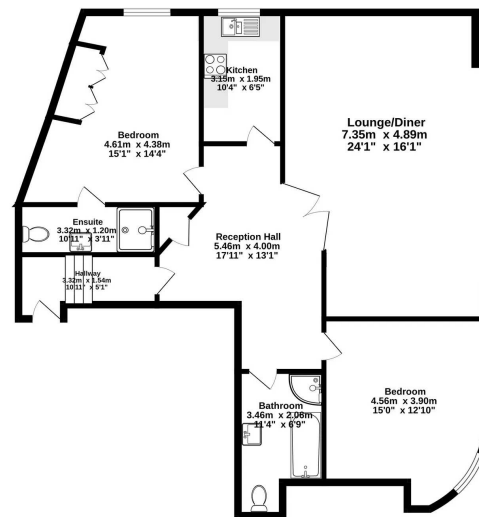


Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school.



102.2 sq.m. (1100 sq.ft.) approx.



TOTAL FLOOR AREA: 102.2 sq.m. (1100 sq.ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of plans, drawings, reports and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with a professional surveyor. The services, fixtures and appliances shown here may not be fitted and are for general information only. Measurements are approximate and may vary slightly. Make well before purchase.

