



- SEAFRONT APARTMENT IN SELECT DEVELOPMENT
- COMMANDING SEA AND COASTAL VIEWS
- ALLOCATED PARKING AND VISITORS PARKING
- CONVENIENTLY LOCATED FOR ACCESS TO ALL TOWN CENTRE AMENITIES
- RECEPTION ROOM ENJOYING STUNNING PANORAMIC VIEWS
- MODERN FITTED KITCHEN
- TWO BEDROOMS WITH ONE EN-SUITE
- ADDITIONAL SHOWER ROOM

Den Promenade, Teignmouth, TQ14 8SZ

Offers In Excess Of £350,000

Opportunity to acquire a seafront apartment in a select development of ten purpose built apartments with uninterrupted commanding panoramic sea and coastal views and with allocated parking. Conveniently located with level access to Teignmouth town centre and all amenities. The accommodation briefly comprises; a delightful reception room enjoying extensive sea and coastal views, modern fitted kitchen, two bedrooms with en-suite to bedroom one, additional shower room, off road parking, lift access.



Property Description

Access through a secure communal entrance into tastefully decorated communal hallway, with stairs and lift rising to the second floor.

Door to...

APARTMENT 5

Door through to...

ENTRANCE HALLWAY

Telephone entry control system, radiator. Door to useful storage cupboard with slatted shelving. Door to cloaks cupboard. Door into...

LOUNGE/DINING ROOM

A superb dual aspect room with uPVC double glazed windows enjoying uninterrupted and commanding panoramic views extending from the Jurassic coastline and out to sea, along Teignmouth seafront to the pier, the Ness, Babbacombe coastline and the Orestone. Two radiators.

KITCHEN

modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces, sliding drawer units, integral washing machine, corner carousel unit, integrated electric oven and microwave, space for upright fridge freezer, single drainer stainless steel sink unit with mixer tap over, under counter lighting, ceramic four ring hob with tiled splash backs, corresponding eye level units with extractor hood, cupboard housing wall mounted Potterton gas boiler providing the domestic hot water supply and gas central heating throughout the property, integrated wine rack, uPVC double glazed window to rear aspect.

BEDROOM ONE

uPVC double glazed window to side aspect with views across the promenade and out to sea. Radiator. Door to built in wardrobe with hanging rail and fitted shelving. Door to en-suite.





EN-SUITE SHOWER ROOM

Tiled shower cubicle with glazed door, fitted shower, WC with concealed plumbing, pedestal wash hand basin, radiator, uPVC obscure double glazed window, shaver light and socket.

BEDROOM TWO

Dual aspect enjoying similar views to the lounge dining room, radiator. Door to built in wardrobe with hanging rail and fitted shelving.

SHOWER ROOM

Part tiled walls, shower enclosure and drying area, glazed screen, fitted shower, fitted extractor, pedestal wash hand basin, illuminated mirror, radiator, WC, louvre doors to storage cupboard.

OUTSIDE

Apartment 5 benefits from **ALLOCATED PARKING**. In addition to the allocated parking there is visitors parking to the rear.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Shared Freehold:

Length of Lease: 999 YEARS FROM 1990

Annual Ground Rent: 0

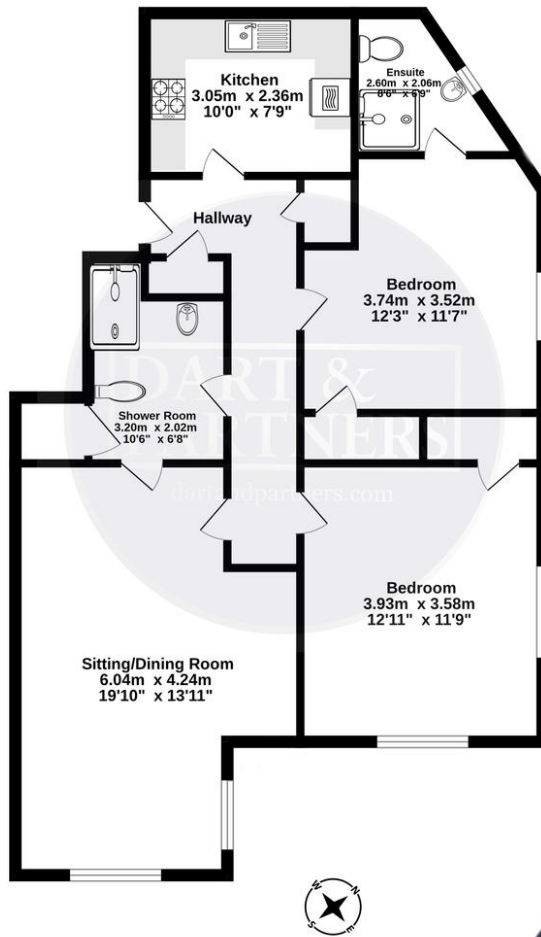
Ground Rent Review: 0

Annual Service Charge: £1020

Service Charge Review: TBC

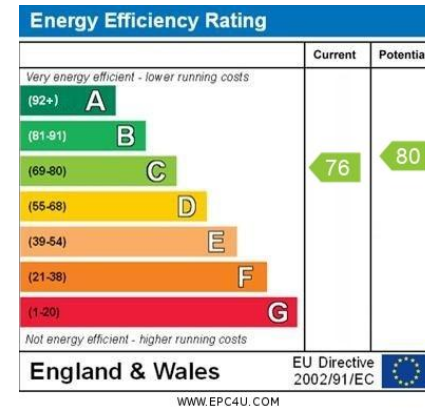
Council Tax Band E

2nd Floor
78.1 sq.m. (841 sq.ft.) approx.



TOTAL FLOOR AREA : 78.1 sq.m. (841 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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