



- MODERN TOP FLOOR APARTMENT IN CUL DE SAC LOCATION
- CLOSE TO THE COOMBE VALLEY NATURE RESERVE
- OFF ROAD PARKING AND PRIVATE ENCLOSED BALCONY
- TWO BEDROOMS, BATHROOM
- KITCHEN, LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- COMMUNAL GARDENS, DRYING AREA
- NO ONWARD CHAIN

Falkland Way, Teignmouth, TQ14 9HJ

£160,000

Opportunity to purchase a modern purpose built top floor apartment located at the head of a quiet cul de sac in a highly regarded residential location, just a short level walk to the Coombe Valley nature reserve. The two bedroom apartment benefits from allocated off road parking, private enclosed and canopied balcony, and accommodation briefly comprising; lounge dining room, private balcony, kitchen, two bedrooms, bathroom, gas central heating is installed throughout the property, communal gardens and drying area, visitors parking as well as the allocated space. Offered for sale with NO ONWARD CHAIN.





## Property Description

Obscure glazed communal entrance door into a communal hallway with stairs leading to the upper floor. Door to...

### APARTMENT 12

Door into...

### ENTRANCE HALLWAY

Radiator. Hatch and access to loft space. Door to boiler cupboard with slatted shelving and wall mounted Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property. Door to store cupboard with fitted shelving. Doors to...

### LOUNGE/DINING ROOM

#### LOUNGE AREA

uPVC double glazed window overlooking the front aspect and approach extending onto nearby woodland. Radiator.

#### DINING AREA

Double glazed sliding patio doors with outlook over the front aspect and accessing the enclosed private BALCONY. Radiator.

#### BALCONY

Canopied balcony with tiled floor and wrought iron balustrading. Overlooking the front aspect with views to nearby woodland.

#### KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces, tiled splash backs, corresponding eye level units, single drainer stainless steel sink unit with mixer tap over, uPVC double glazed window, plumbing for washing machine, space for cooker, space for upright fridge freezer.







### BEDROOM ONE

uPVC double glazed window to rear aspect, radiator.



### BEDROOM TWO

uPVC double glazed window to rear aspect, radiator.

### BATHROOM

Part tiled walls, white suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, uPVC obscure double glazed window, radiator, wall mounted Dimplex electric heater.

### OUTSIDE

Communal gardens and drying area. Allocated off road parking and visitors parking.



MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared

Freehold:

Length of Lease: Remainder of 999 year Lease

Annual Ground Rent: Peppercorn

Ground Rent Review:

Annual Service Charge: £560

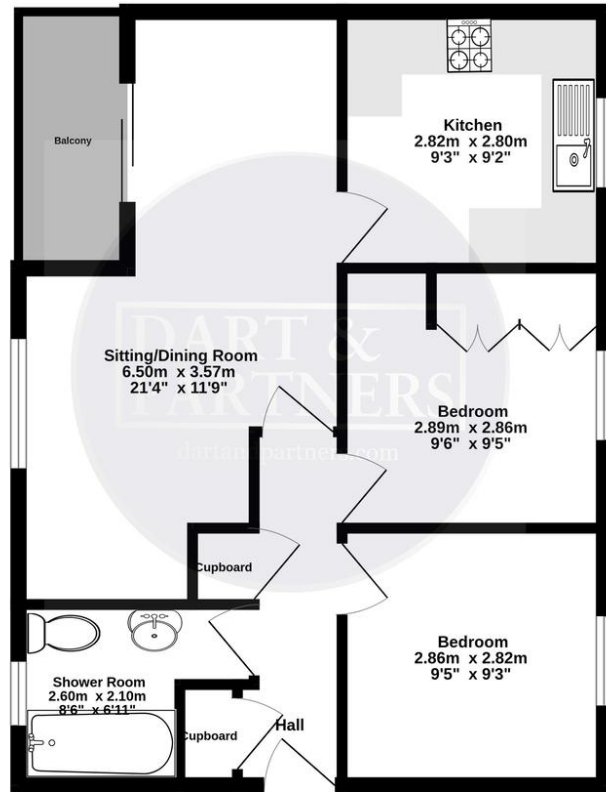
Service Charge Review:

Council Tax Band B

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**1st 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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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