

Teign Apt, Oakford House Shaldon Road, Combeinteignhead

£195,000 Share of Freehold

Period Features • Original Stone Hearth • Beautiful Communal Grounds • Allocated Parking • Fantastic Location • LPG Fired Heating • High Ceilings • Stunning Rural Views

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Nestled in the charming village of Combeinteignhead, this delightful first-floor apartment offers a cosy and inviting atmosphere that will make you feel right at home.

You are greeted by a spacious hallway providing access to the different rooms. The kitchen/diner, adorned with cream wall and base units, and contrasting worktops that add a touch of elegance to the space. Integrated appliances, including a washing machine, dishwasher, hob, double oven, and extractor fan, make meal preparation a breeze, whether you're cooking up a quick breakfast or hosting a dinner party.

The living room is a tranquil retreat with rural views that provide a sense of calm and relaxation. An attractive original fireplace becomes the focal point of the room, adding character and warmth. Currently used with a burner stove, this area is perfect for cosying up on chilly evenings. The original floorplans have been tastefully restored, preserving the historical charm of the apartment.

The bedroom offers a peaceful sanctuary with ample space for a double bed and storage. Natural light filters in, creating a serene ambience that promotes restful nights.

The bathroom is a haven of relaxation, complete with a bath with a shower over, low-level WC, and wash hand basin. Let the stress of the day melt away as you unwind in this soothing space.

Situated in a picturesque setting, this property is surrounded by expansive gardens that provide a tranquil retreat from the hustle and bustle of every-day life. Combeinteignhead offers a plethora of activities for nature enthusiasts, including fishing, pony trekking, and walking trails.

Conveniently located near an old church, a pub, shops, and accommodation options, this apartment seamlessly blends convenience with tranquillity, making it the perfect place to call home. Experience the best of village living in this cosy apartment that exudes warmth and charm at every turn.

Charming 1st-floor apartment in Combeinteignhead village. Kitchen/diner with integrated appliances, tranquil living room with original fireplace, peaceful bedroom, relaxing bathroom. Surrounded by gardens, near local amenities. Perfect blend of convenience and tranquillity.

Council Tax band: A

Tenure: Share of Freehold

Important Information

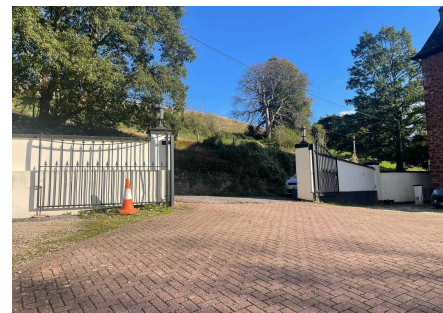
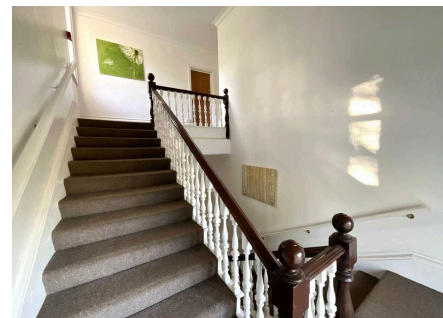
Teignbridge Council Tax Band - A (£1539.22 per year)

EPC Rating - D

Broadband Speed - Ultrafast available - 1000Mbps (According to OFCOM)

Mains Electric, Mains Water and Mains Sewerage Supplied

Monthly service charges £90



Measurements

Lounge - 15'4 × 14'10 (4.67m x 4.52m)

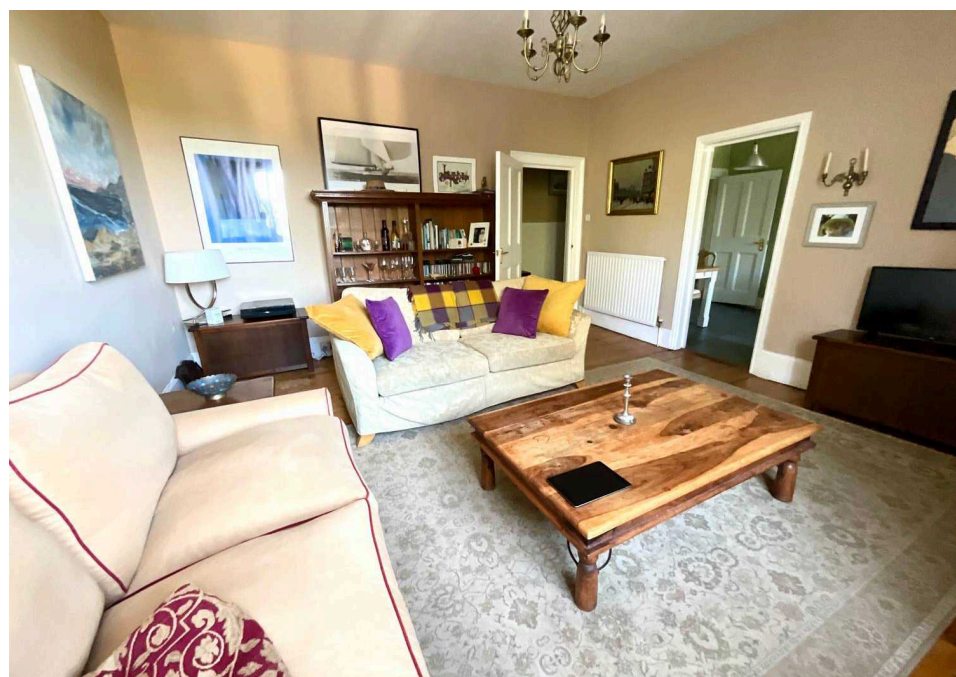
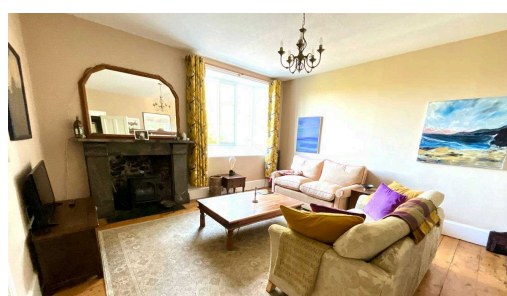
Kitchen/Diner - 15'5 × 9'0 (4.70m x 2.74m)

Bedroom - 15'5 × 10'8 (4.70m x 3.26m)

Bathroom - 7'2 × 5'5 (2.18m x 1.55m)

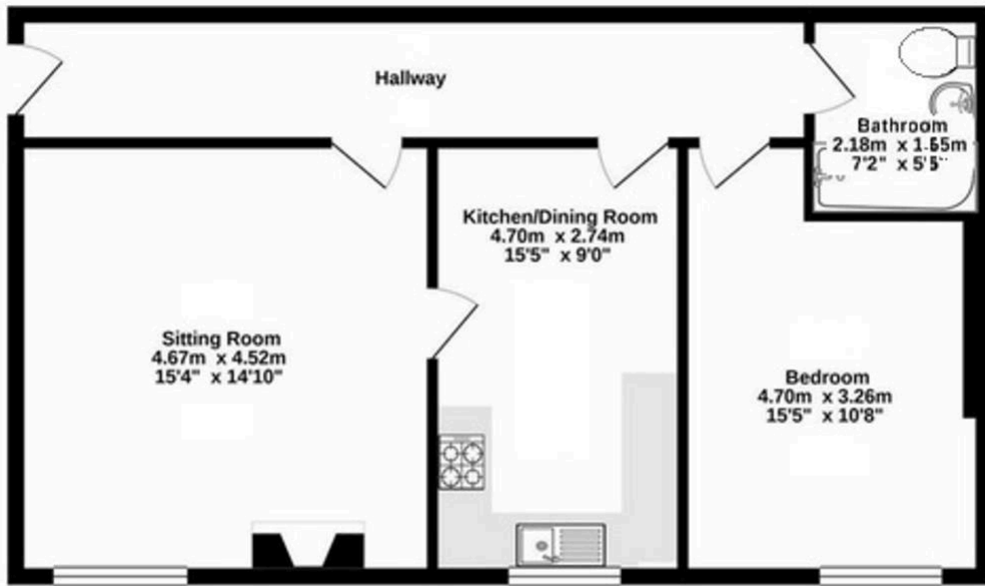
Allocated parking

1 Parking Space





Teign Apartment
62.6 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA : 62.6 sq.m. (674 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	68
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	