



## 13 Burwood Place First Drive, Teignmouth

£405,000 Leasehold

Luxury Purpose Built Apartment • Third Floor With Lift • Two Double Bedrooms • Beautiful Far Reaching Coastal Views • Lounge/Dining Room With Balcony • Stylish Fitted Kitchen With Appliances • Bathroom With Roca Fittings & En Suite Shower Room • Allocated Parking & Landscaped Communal Grounds • No Chain • EPC - B

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Burwood Place is a most well regarded purpose built complex with stunning views across Teignmouth to the estuary and out to sea with Shaldon and the Orestone rock in view. Located on the eastern side of the town with its mainline railway connection, there is a very pleasant walk down to town through the delightful nearby Mules Park. Alternatively, there is a bus stop at the end of the road. This apartment is third floor with a lift, two double bedrooms, en-suite shower room, family bathroom, lounge/dining room with balcony and sea views opening to a stylish fitted kitchen with appliances. The apartment enjoys underfloor heating, uPVC double glazing and use of the beautiful communal landscaped grounds. There is an allocated parking space in addition to visitor parking and there is individual storage in a shared storage shed.

A communal entrance hall with secure video door entry leads to stairs and lift to the third floor.

This beautiful apartment is located on the third floor. Upon entering there is an elegant extending hallway with a useful airing cupboard, cloaks cupboard and video entry.

The impressive and extremely spacious lounge/dining room has two windows and a balcony to the front with wonderful sea and parkland views. The decked balcony, with attractive stainless steel and glass balustrade, is large enough to accommodate a table and chairs and makes an unbeatable outdoor spot to appreciate the stunning coastline and ever changing scenery at any time of the day or night. The very stylish and well equipped fitted kitchen is open plan to the dining area and has a range of modern base and wall units with recessed and work top lighting. There is an integrated electric oven & grill, four ring electric hob with extractor as well as integrated dishwasher, fridge and freezer and integral washing machine/dryer. A breakfast counter with additional seating naturally divides the generous living area. Two double bedrooms, both with a rear aspect overlooking the lovely communal gardens, have built in wardrobes and drawer space. The main bedroom has a beautiful en suite shower room finished to a high standard with an obscure glazed window, large walk in shower, wall hung wash hand basin and concealed cistern WC. The main bathroom has a double ended bath with wall hung wash hand basin and concealed cistern WC, all finished to an extremely high standard with Roca fittings.

**MEASUREMENTS:**

Kitchen/Lounge/Dining Room 31'04" x 15'10" (9.56m x 4.82m), Bedroom 15'08" x 10'08" (4.77m x 3.25m), Bedroom 13'10" x 9'01" (4.21m x 2.78m), Bathroom 7'05" x 6'09" (2.26m x 2.05m)



**Tenure:** Share of Freehold

**Length of Lease:** 999 year lease from 2007

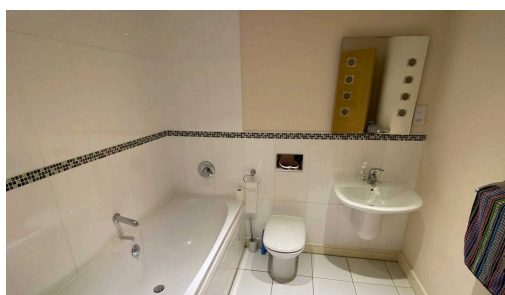
**Service Charge:** £2,377 per year

**Pets permitted with consent of Management Company**

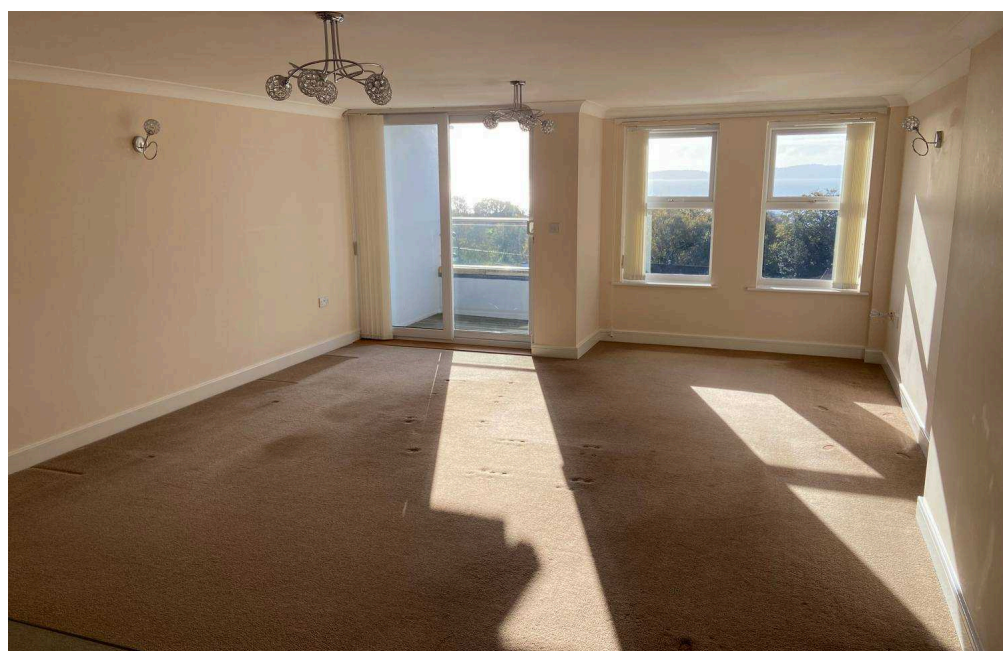
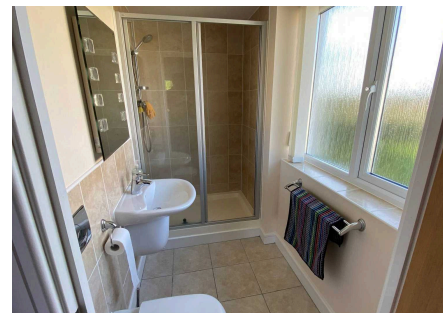
**Council Tax Band D:** £2,460 per year

**Mains Services:** Electric & Water

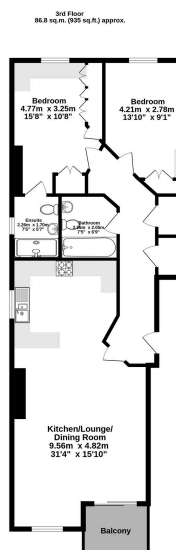
**Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)**



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. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



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TOTAL FLOOR AREA - 95.9 sqm (1035 sq ft) approx.  
Whilst every attempt has been made to ensure the accuracy of the above information, measurements of plots, internal spaces and fixtures are for approximate use only and should not be relied upon for any legal or financial purposes. The services, systems and appliances shown here are for illustrative purposes only and are subject to change without notice. Please contact the developer for more information.

