



- IMMACULATLY PRESENTED TOP FLOOR SEAFRONT APARTMENT
- COMMANDING VIEWS ACROSS THE PROMENADE AND OUT TO SEA
- TASTEFULLY DECORATED THROUGHOUT
- MAIN RECEPTION ROOM ENJOYING STUNNING VIEWS
- MODERN FITTED KITCHEN BREAKFAST ROOM
- BEDROOM AND SHOWER ROOM
- CONVENIENTLY LOCATED FOR AMENITIES AND BEACH
- PARKING AREA TO REAR

Mere Lane, Teignmouth, TQ14 8TA

£155,000

A rare opportunity to acquire an immaculately presented top floor apartment within an appealing Georgian seafront property with commanding views across the promenade and out to sea taking in the Babbacombe coastline to the Orestone. The tastefully decorated accommodation comprises; a main reception room boasting uninterrupted sea and coastal views, modern fitted kitchen breakfast room, bedroom and shower room. The apartment



## Property Description

A rare opportunity to acquire an immaculately presented top floor apartment within an appealing Georgian seafront property with commanding views across the promenade and out to sea taking in the Babbacombe coastline to the Orestone. The tastefully decorated accommodation comprises; a main reception room boasting uninterrupted sea and coastal views, modern fitted kitchen breakfast room, bedroom and shower room. The apartment benefits from allocated off road parking and is ideally situated for convenient access to all amenities and is just a short walk from Teignmouth's mainline railway station.

Communal hallway and stairs and to the second floor and apartment 5. The property also has a private store cupboard.

Door to...

### APARTMENT 5

Leading into...

### RECEPTION ROOM

uPVC double glazed window with deep sill over Teignmouth's promenade along the Babbacombe coastline to the Orestone and out to sea. Radiator, feature fireplace, wall hung telephone entry control system. Doors to...

### KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with range of cupboard and drawer base units under rolled edge work surfaces, integrated washing machine, integrated dishwasher, one and a quarter bowl stainless steel drainer sink unit with mixer tap over, electric oven and ceramic hob with glazed splash back and chimney style extractor over, integrated fridge and freezer, corresponding eye level units, space for table and chairs, radiator, uPVC double glazed window with deep sill and spectacular views out to sea.

### BEDROOM

uPVC double glazed window overlooking the rear aspect, radiator.





### STORE CUPBOARD

Housing a wall hung Ideal Logic Plus gas boiler providing the domestic hot water supply and gas central heating throughout the property.

### SHOWER ROOM

Jack and Jill shower room with access from the reception room. tiled shower enclosure, fitted shower, sliding glazed door/screen, ladder style towel rail/radiator, low level WC, wash hand basin set into vanity unit, mirror fronted medicine cabinet, recessed spotlighting, fitted extractor.

### OUTSIDE

The property is accessed over an enclosed communal garden to a secure entrance door.

To the rear of the property is a communal yard leading to the PARKING AREA.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 90+ years

Annual Ground Rent:

Ground Rent Review:

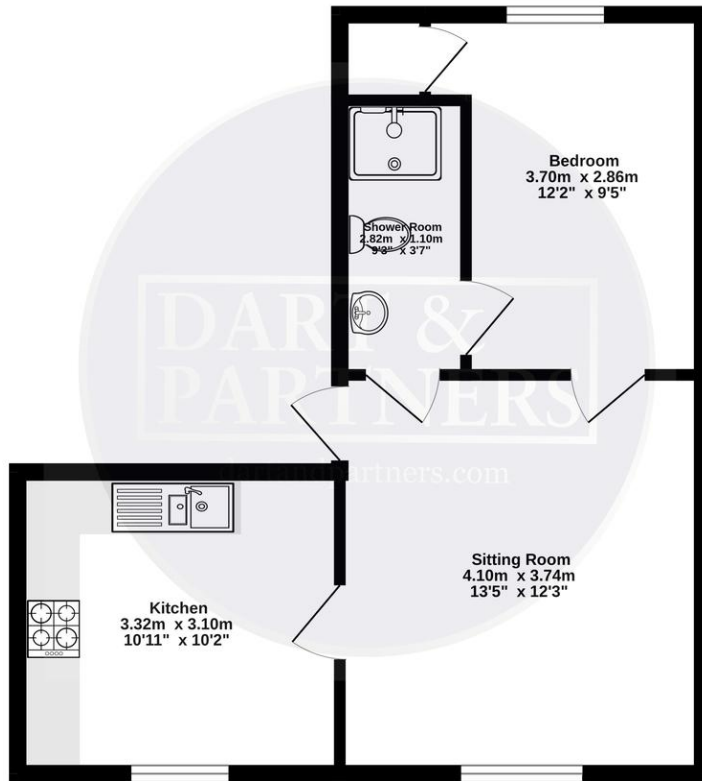
Service Charge: £100 pcm

Service Charge Review:

Council Tax Band



-----  
-----



%epcGraph\_c\_1\_334%

**TOTAL FLOOR AREA : 39.4 sq.m. (425 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.  
Made with Metropix C2024



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 772507  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

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