



- IMMACULATELY PRESENTED STUDIO STYLE APARTMENT
- PRIVATE COURTYARD GARDEN
- IDEAL FIRST TIME BUY OR INVESTMENT
- OPEN PLAN RECEPTION AREA/MODERN KITCHEN
- DOUBLE BEDROOM
- NEWLY FITTED SHOWER ROOM
- GAS CENTRAL HEATING, DOUBLE GLAZING
- INDEPENDANT ACCESS

Bitton Park Road, Teignmouth, TQ14 9BZ

£125,000

Opportunity to purchase a modernised and immaculately presented studio style apartment with own private courtyard and independent access. Conveniently located just a short walk from both Teignmouth and Shaldon and in close proximity to all local amenities, seafront, beaches and a level walk to Teignmouth's mainline railway station. The apartment is offered in excellent order throughout with an open plan reception area/modern fitted kitchen, double bedroom and newly fitted shower room, private courtyard, gas central



Property Description

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uPVC double glazed entrance door with access into...

MAIN RECEPTION AREA

uPVC double glazed window overlooking the courtyard, wall mounted telephone entry control system, cupboard housing a wall mounted gas boiler providing the domestic hot water supply and gas central heating, radiator. Open plan into...

KITCHEN

Modern fitted kitchen with range of cupboard and drawer base units under laminate rolled edge work surfaces, integrated brushed chrome electric oven, Bosch induction hob with chimney style extractor over, larder style unit with upright fridge freezer, attractive tiled splash backs, corresponding eye level units, recessed spotlighting, fitted extractor.

From the reception area, double multi-paned doors through to...

DOUBLE BEDROOM

Radiator, recessed display shelving, mirror fronted sliding doors to fitted wardrobes with hanging rails and fitted shelving, work station with sliding desk top.

SHOWER ROOM

Newly fitted shower room with fully tiled walls, shower enclosure with glazed sliding door/screen, fitted shower, fitted extractor, recessed spotlighting, ceramic hand basin set into





high gloss vanity unit, illuminated mirror with sensor lights, low level WC, ladder style towel rail/radiator.

OUTSIDE

The apartment enjoys use of its own private and enclosed courtyard style garden with gated access to a external UTILITY/STORE ROOM with power, lighting and plumbing for washing machine, and outside tap.

The apartment has its own independent access via a street lit pedestrian walkway between Bitton Park Road and Bitton Avenue which leads to the rear courtyard with gated access into the private enclosed courtyard and in turn to the entrance.



Alternatively there is a communal entrance to the building from Bitton Park Road through a communal hallway and a door to the rear with steps down to the courtyard.

Leasehold: TBC

Length of Lease: 999 years from 2007

Annual Ground Rent: TBC

Ground Rent Review: TBC

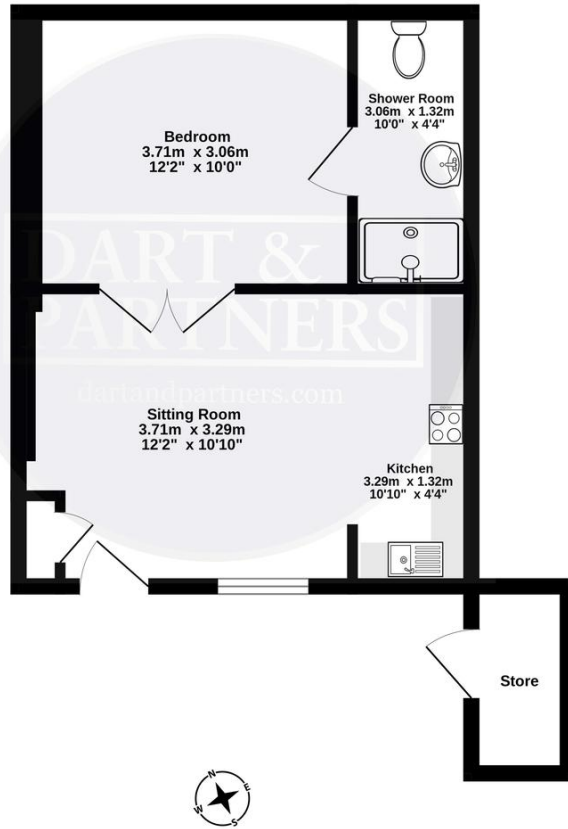
Service Charge: £15 per month

Service Charge Review: TBC

Council Tax Band A



Ground Floor
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 33.2 sq.m. (357 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



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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