



- SUPERB THIRD FLOOR DUPLEX APARTMENT
- SITUATED IN THE HIGHLY REGARDED ARTS QUARTER
- LEVEL ACCESS TO LOCAL AMENITIES AND BEACH
- ELECTRIC HEATING
- WOODEN FLOORING
- DOUBLE GLAZED SASH WINDOWS
- NO CHAIN

George Street, Teignmouth, TQ14 8AH

Guide Price £225,000

A superb third floor duplex loft style apartment in an appealing Georgian property situated in the highly regarded "Arts Quarter" of the town with level access to all local amenities and just a short walk from Teignmouth's seafront beach and river beach. The apartment will have a new lease with holiday and long term letting permitted. The apartment benefits from electric central heating, oak flooring and bespoke double glazed sash windows.



Property Description

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Secure video entry system into communal hallways.

COMMUNAL HALLWAY

Tastefully decorated communal hallway with lift and stairs rising to the third floor. Door to Apartment 6.

Apartment 6 is a superb duplex apartment and the accommodation comprises...

Entrance door into...

ENTRANCE HALL

Radiator, recessed spotlights, stairs rising to upper floor, wall mounted video entry control unit. Doors to...

OPEN PLAN KITCHEN/RECEPTION

Dual aspect with double glazed sash windows overlooking the side and rear aspects with glimpses and over rooftops and out to sea.

Reception area: Two radiators, open through to kitchen.

Kitchen: Modern fitted kitchen with range of cupboard and drawer base units with integrated washer/dryer, fitted electric oven, integrated fridge and freezer, wooden work surfaces with sunken Butler style sink and mixer tap over, attractive tiled splashbacks, chimney style extractor hood.





EN-SUITE BEDROOM

Two uPVC double glazed sash windows to rear aspect, radiator, door through to en-suite shower room.

EN-SUITE SHOWER ROOM

Attractive decorative tiled flooring, contemporary suite comprising wall mounted wash hand basin, shaver socket, low level WC, corner shower cubicle with sliding glazed door and screen, fitted multi-function shower, fitted extractor fan, ladder style towel rail/radiator.

BATHROOM

Modern white suite comprising P-shaped shower bath with glazed shower screen, fitted dual shower, fitted extractor, part tiled walls, radiator/towel rail, wall mounted wash hand basin with tiled splash back, low level WC, shaver socket, double glazed sash window to side aspect with far reaching sea view.

Stairs rise to the most appealing loft/bedroom.



LOFT BEDROOM

With exposed beams and recessed spotlighting, large velux window, radiator, door through to en-suite bathroom.

EN-SUITE BATHROOM

Modern white suite with panelled bath with centralised mixer taps, wall mounted wash hand basin, low level WC, shaver socket, radiator/towel rail, exposed beams, hatch through to useful eaves storage with decorative tiled flooring.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease:

Annual Ground Rent:

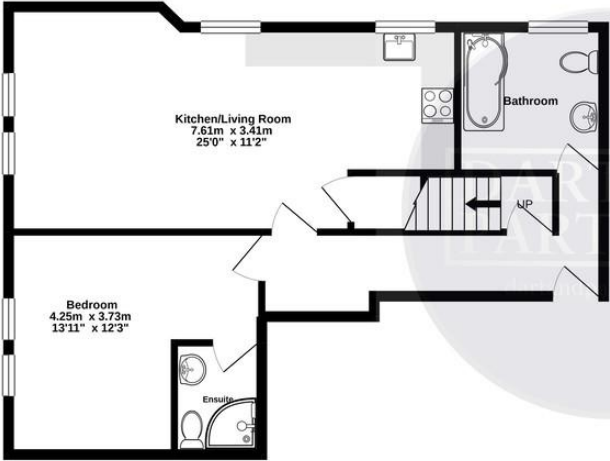
Ground Rent Review:

Annual Service Charge: £1750.00

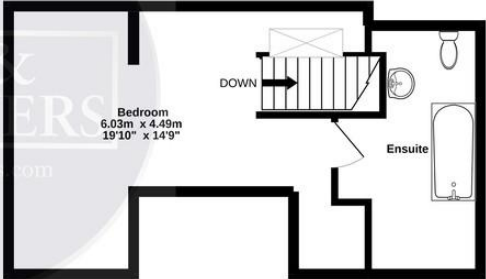
Service Charge Review:



Ground Floor
57.8 sq.m. (622 sq.ft.) approx.



1st Floor
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA : 88.8 sq.m. (956 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		



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

www.dartandpartners.com
01626 772507
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