



- PURPOSE BUILT MAISONETTE REQUIRING SOME MODERNISATION
- TWO BEDROOMS
- PRIVATE ENCLOSED BALCONY
- COURTYARD AREA WITH OUTSIDE STORE
- NO ONWARD CHAIN
- VIEWS OVER RIVER TEIGN, THE NESS AND FARMLAND BEYOND

Bitton Park Road, Teignmouth, TQ14 9BY

Guide Price £150,000

Opportunity to purchase a purpose built maisonette conveniently located within easy access to Teignmouth town centre, sea front and beaches, enjoying views to the river Teign over open farmland and taking in The Ness and out to sea. The maisonette requires some modernisation / refurbishment and is offered for sale with no onward chain and the accommodation briefly comprises; entrance hallway, lounge, kitchen, two bedrooms, bathroom, private enclosed balcony and private courtyard space.



Property Description

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Gated access through communal grounds with pathway leading to

ENTRANCE

Canopied entrance to Upvc obscure double glazed entrance door

ENTRANCE HALLWAY

With stairs rising to upper floor as well as a radiator, hatch to under stairs storage, cupboard, and doors leading to

LOUNGE

With multi paned door opening onto a private covered BALCONY with windows either side and radiator

BALCONY

Private and covered balcony with wrought iron balustrading with views over neighbouring properties across Teignmouth and out to sea and heading inland towards Ringmore and open farmland beyond

KITCHEN

Cupboard and drawer base units under laminate roll edge work surfaces, corresponding eye level units, under counter appliance spaces, tiled splash backs, single drainer stainless steel sink unit, window overlooking the front aspect, cupboard housing a wall hung Ideal gas combination boiler providing domestic hot water supply and gas central heating throughout the property and radiator





UPPER FLOOR LANDING

Hatch and access to loft space, double doors to linen cupboard with slated shelving, doors to

BEDROOM ONE

Window overlooking rear aspect with pleasant views to Teignmouth back beach, the Ness and out to sea and into the river Teign estuary, Shaldon, Ringmore and open farmland beyond, radiator, doors to built in wardrobes with hanging rails and fitted shelving

BEDROOM TWO

Window with secondary glazing overlooking the front aspect and approach, radiator



SHOWER ROOM

Shower tray with fitted Mira shower, wash hand basin, W.C, radiator, obscure glazed window and wall hung Dimplex heater

EXTERIOR

Outside there are communal areas and number 71 benefits from a private courtyard space with outside store.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold: TBC

Length of Lease:

Annual Ground Rent:

Ground Rent Review:

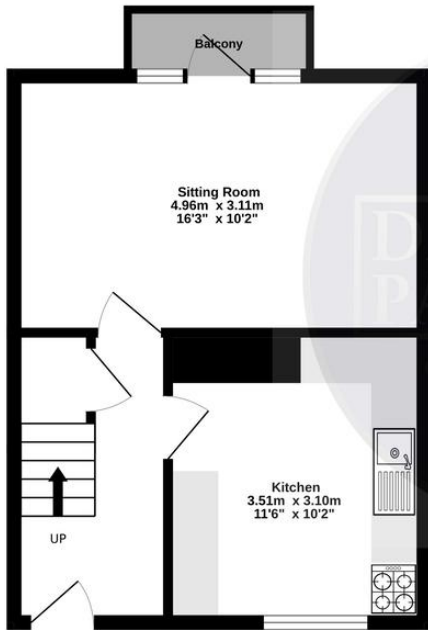
Annual Service Charge:

Service Charge Review:

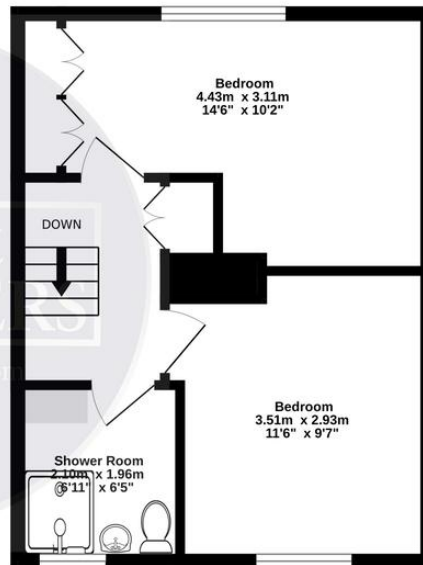
Council Tax Band A



Ground Floor
32.0 sq.m. (344 sq.ft.) approx.



1st Floor
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA : 64.4 sq.m. (693 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	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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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