



- WELL PRESENTED TOP FLOOR APARTMENT
- SITUATED CLOSE TO THE TOWN AND BEACH
- OPEN PLAN RECEPTION ROOM/MODERN FITTED KITCHEN
- MAIN BEDROOM, SECOND BEDROOM OR RECEPTION ROOM
- MODERN SHOWER ROOM
- MODERN ELECTRIC HEATING
- DOUBLE GLAZING
-

Northumberland Place, Teignmouth, TQ14 8BU

Guide Price £185,000

An immaculately presented top floor apartment situated in level and close proximity to Teignmouth's river beach, seafront and all local amenities. The accommodation comprises; One/two bedrooms, open plan reception area/kitchen, main bedroom/reception room, second bedroom, modern shower room, modern electric independently controlled heating.



Property Description

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Communal entrance to...

ENTRANCE HALLWAY

Stairs rising to the...

FIRST FLOOR LANDING

Door to...

APARTMENT ONE

Entrance with split level staircase leading to the...

SPLIT LEVEL LANDING

With uPVC double glazed window and leading to the upper landing, opening through to...

OPEN PLAN RECEPTION/KITCHEN

RECEPTION AREA: Heat Store electric radiator, recessed spotlighting, exposed feature beam. Open through to KITCHEN: Range of cupboard and drawer base units under laminate rolled edge work surfaces, breakfast bar, integrated electric oven with ceramic hob, stainless steel splash back, chimney style extractor hood over, single drainer stainless steel sink unit with mixer tap over, integrated washing machine, corresponding eye level units, integrated fridge and freezer, uPVC double glazed window overlooking the rear aspect with views across the nearby river Teign estuary to Shaldon. Door to...



BEDROOM ONE/RECEPTION ROOM

uPVC double glazed window to front aspect, double doors to wardrobe with hanging rails, hatch to useful eaves storage area, skylight window, recessed spotlighting, electric radiator.

BEDROOM TWO

uPVC double glazed window to front aspect, hatch to eaves storage, recessed spotlighting, electric radiator.

MODERN FITTED SHOWER ROOM

Shower enclosure with sliding glazed door and screen, fitted Mira shower, fitted extractor, recessed spotlights, high level skylight, pedestal wash hand basin, low level WC, mirror fronted medicine cabinet, ladder style towel rail/radiator.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared

Freehold: TBC

Length of Lease:

Annual Ground Rent:

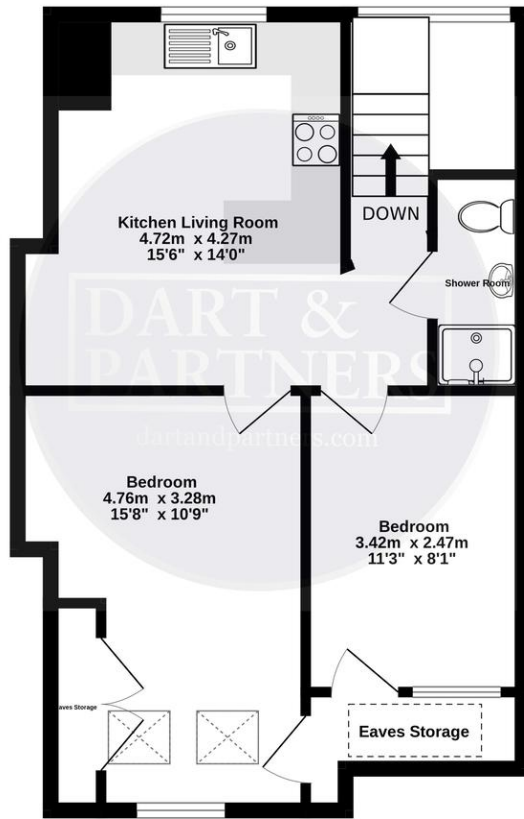
Ground Rent Review:

Annual Service Charge:

Service Charge Review:

Council Tax Band A

2nd Floor
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA : 48.3 sq.m. (520 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 | | 79 |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |



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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