



- WELL PRESENTED GROUND FLOOR APARTMENT
- SITUATED CLOSE TO THE TOWN AND BEACH
- OPEN PLAN RECEPTION ROOM/MODERN FITTED KITCHEN
- TWO BEDROOMS
- MODERN SHOWER ROOM
- MODERN ELECTRIC HEATING
- DOUBLE GLAZING
- ENCLOSED COURTYARD WITH COURTESY LIGHTING

Northumberland Place, Teignmouth, TQ14 8BU

Guide Price £195,000

An immaculately presented ground floor apartment situated in level and close proximity to Teignmouth's river beach, seafront and all local amenities. The accommodation comprises; open plan reception/modern fitted kitchen, two bedrooms, modern shower room, double glazing throughout, modern electric independently controlled heating, fully enclosed and gravelled courtyard with courtesy lighting.



Property Description

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Communal entrance into...

COMMUNAL HALLWAY

Tastefully decorated.

Door to...

APARTMENT 4

Door into...

ENTRANCE HALLWAY

Door to useful under stairs store cupboard. Doors to...

OPEN PLAN RECEPTION/KITCHEN

RECEPTION AREA: uPVC double glazed windows overlooking the front aspect. KITCHEN AREA: modern range of cupboard and drawer base units under rolled edge work surfaces, integrated freezer, integrated fridge, brushed chrome electric oven, four ring ceramic induction hob, stainless steel splash back and chimney style extractor over, single drainer stainless steel sink unit, space and plumbing for washing machine, corresponding eye level units, recessed spotlighting, Heat Store electric radiator.



BEDROOM ONE

uPVC double glazed window to side aspect, uPVC double glazed door with outlook and access to the enclosed courtyard. Recessed spotlighting, electric radiator.

BEDROOM TWO

uPVC double glazed window overlooking the courtyard. Radiator.

MODERN FITTED SHOWER ROOM

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

OUTSIDE

Outside there is a fully enclosed and gravelled courtyard with courtesy lighting.

MATERIAL INFORMATION - Subject to legal verification - TBC

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease:

Annual Ground Rent:

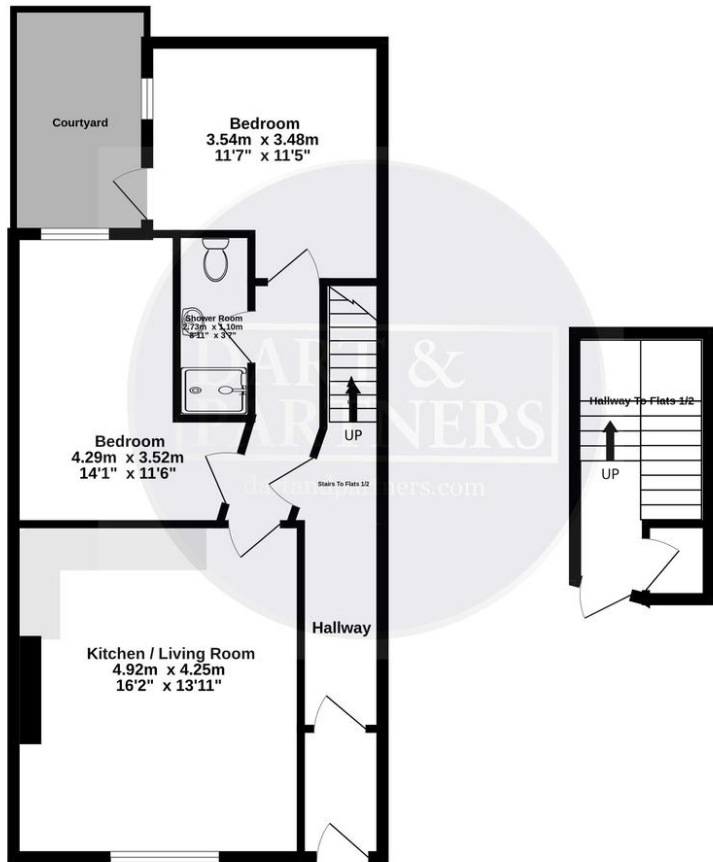
Ground Rent Review:

Annual Service Charge:

Service Charge Review:

Council Tax Band A

Ground Floor
67.2 sq.m. (723 sq.ft.) approx.



TOTAL FLOOR AREA : 67.2 sq.m. (723 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		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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