



Apt 10, Wilbraham Court Higher Woodway Road, Teignmouth – TQ14 8WE

Guide Price **£325,000**





Apartment 10

Wilbraham Court Higher Woodway Road,
Teignmouth

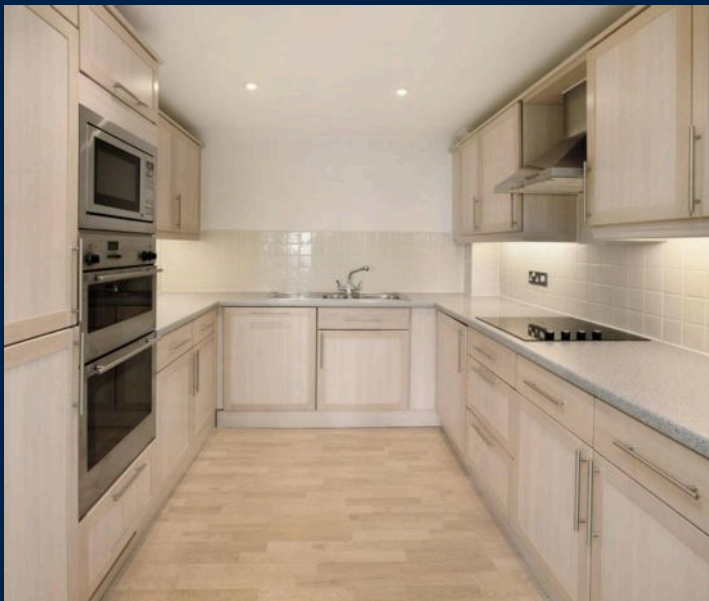
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- PURPOSE BUILT APARTMENT IN HIGHLY DESIRABLE LOCATION
- ENJOYING SUPERB SEA, COASTAL AND RURAL VIEWS
- MAIN RECEPTION ROOM
- PRIVATE SOUTH FACING BALCONY
- MODERN FITTED KITCHEN
- BEDROOM ONE WITH FOUR PIECE EN-SUITE
- BEDROOM TWO WITH JACK & JILL SHOWER ROOM
- ALLOCATED OFF ROAD PARKING
- GARAGE AVAILABLE BY SEPARATE NEGOTIATION



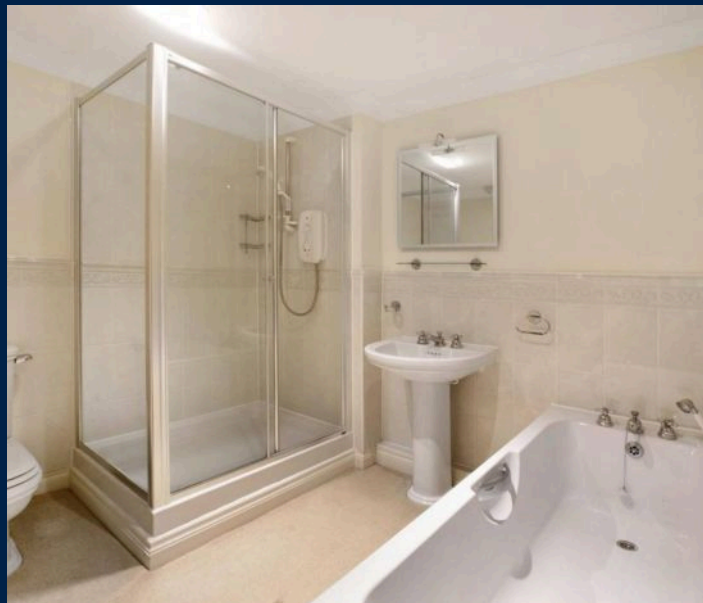
A superbly presented third floor south facing apartment situated in Wilbraham Court.

A modern purpose built development of nineteen high quality apartments and coach houses built by Midas Homes in 2005 which is regarded as one of Teignmouth's most favoured luxury gated apartment buildings.

The apartment is situated in a prime position within the development, benefitting from a superb south facing aspect and enjoying unobstructed views across Teignmouth towards Shaldon and out to sea from all rooms, along the Babbacombe coastline and heading inland to Dartmoor.

The property briefly comprises; entrance hall, lounge diner with access to the private south facing balcony enjoying commanding coastal views, modern fully fitted kitchen, two double bedrooms, ensuite bathroom, Jack and Jill ensuite shower room, well tended communal gardens. The whole development is set within walled grounds with security entrances for both vehicular and pedestrian access.

The property benefits from an allocated off road parking space within the walled grounds. Offered with NO ONWARD CHAIN.





Security door to the

COMMUNAL ENTRANCE

with stairs and lift to the upper levels. Door to...

APARTMENT 10

ENTRANCE HALLWAY - Telephone entry control unit, two radiators, door to linen cupboard with slatted shelving. Door to store cupboard housing the central heating unit and hot water cylinder. Double doors opening through to...

LOUNGE / DINING AREA - South facing dual aspect lounge dining room with two radiators, feature fireplace with inset electric fire, additional side aspect view with two uPVC sash windows each side of the fireplace, connection points for TV and telephone, uPVC double glazed French patio doors with corresponding side panels enjoying delightful uninterrupted views over the communal grounds towards Teignmouth town, taking in Teignmouth river beach, the Teign estuary, Shaldon, open farmland and beyond towards the Ness and along the Babbacombe coastline to the Orestone and heading inland to Dartmoor. From the French patio doors, there is access onto the paved canopied private BALCONY with attractive wrought iron balustrades enjoying a pleasant outlook over the communal grounds and the open aspect aforementioned sea, coastal and rural views. Squared arch through to...

KITCHEN - Range of cupboard and drawer base units under laminate rolled edge work surfaces incorporation a four zone electric hob, integrated washing machine, integrated Neff dishwasher, brushed chrome double oven, integrated microwave, integrated fridge and freezer, one and a quarter bowl stainless steel sink unit with mixer tap over, tiled splash backs, corresponding eye level units, under counter lighting, chimney style extractor hood, recessed spotlighting.



BEDROOM ONE - uPVC double glazed sash window with views over the communal grounds extending across Teignmouth and out to sea, along the Babbacombe coastline taking in The Ness, Shaldon and heading inland to Dartmoor. Two radiators, mirror fronted sliding doors to a built in wardrobe with hanging rail and fitted shelving, telephone connection point. Door to...

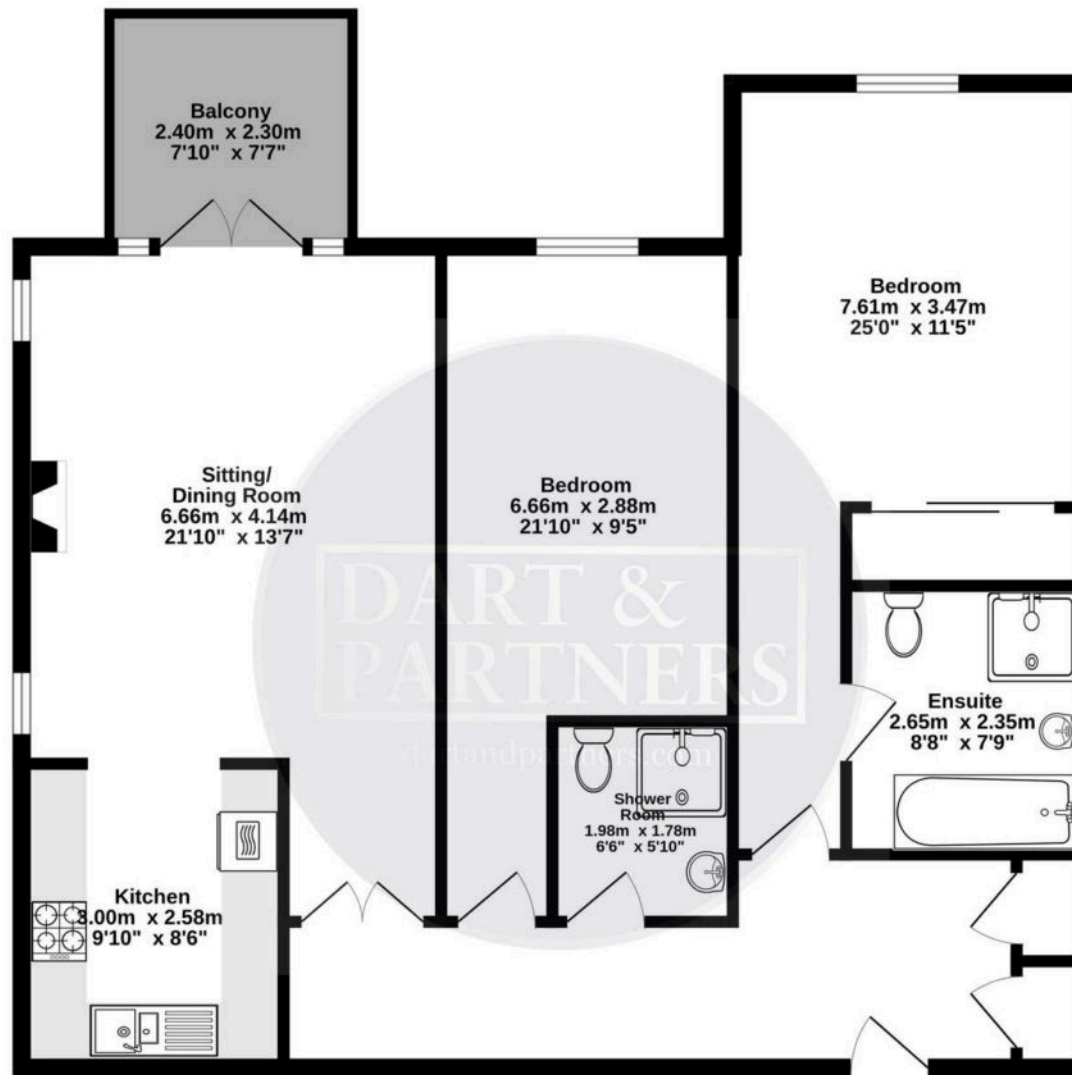
EN-SUITE - Panelled handled bath with shower attachment, pedestal wash hand basin, shower enclosure comprising of glazed sliding door and screen with fitted Mira shower, low level WC, ladder style towel rail/radiator, fitted extractor fan, recessed spotlighting, illuminated mirror, part tiled walls with attractive tiled dado.

BEDROOM TWO - uPVC double glazed sash window enjoying the same extensive views as the lounge and bedroom one, two radiators. Door to...

JACK & JILL - Also accessed from the entrance hallway. Part tiled walls, WC, pedestal wash hand basin, shower cubicle with fitted electric shower, extractor fan, recessed spotlighting, illuminated mirror, shaver socket, ladder style towel rail/radiator.

OUTSIDE - Well maintained communal grounds with adjacent allocated easily accessible parking space. Garage situated within the grounds available by separate negotiation.





TOTAL FLOOR AREA : 90.1 sq.m. (970 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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