



## Second Drive | Teignmouth | TQ14 8TL

This Spacious CHAIN FREE Ground Floor Apartment, Situated on a Private Road Combines an Abundance of Period Charm with Modern Comforts. With a Share of The Freehold and a Generous Lease, the Home is Perfect for those Seeking a Characterful yet Practical Coastal Residence. Boasting 2 Bedrooms, Principle Ensuite and an Open Plan Lounge, Kitchen Dining Room. Complete with Allocated Parking, Basement Storage, a Private Courtyard, and Communal Gardens.







PROPERTY TYPE

Ground Floor Apartment



SIZE

883 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking, Allocated  
Parking



OUTSIDE SPACE

Communal Garden, Garden



EPC RATING

D - 58



COUNCIL TAX BAND

B



### in a nutshell...

- Ground Floor Apartment
- Basement Storage
- Two Bedrooms With Principle Ensuite
- Allocated Parking
- Private Courtyard Garden
- Well Maintained Communal Gardens
- Sea Views
- Sought After Location
- Private Road In A Quiet Cul De Sac





## the details...

This Spacious Ground Floor Apartment, situated on a Private Road, is offered Chain Free, combining an abundance of Period charm with Modern Comforts. With a Share of the Freehold and a Generous Lease, the home is perfect for those seeking a Characterful yet Practical Coastal Residence.

Accessed via a Private Road, leading to Allocated Off-Road Parking (with additional visitor spaces), steps lead to a Communal Entrance opening into the Porch, where individual mailboxes and meter cupboards can be found. The Apartment also benefits from its own Basement Storage room with lighting and ample space.

Inside, a wide Entrance Hallway immediately impresses with its tall ceilings, decorative Coving and Cornice and Ceiling rose. From here, doors open to all rooms, with laminate flooring running throughout much of the home.

The Principal Bedroom enjoys wonderful high ceilings with a continuation of Coving, Cornice and Ceiling rose with Double Glazed Windows to the Front Bay and a door opening directly onto the Private Courtyard Garden. A Modern Ensuite Shower Room complements this space. The Second Double Bedroom is light and airy, with Triple-Aspect Windows and stylish finishes.

The Open-plan Lounge, Kitchen, and Dining Room is a true focal point, boasting a Marble Fireplace with an Electric Fire, Period Detailing with Stunning Coving, Cornice and Ceiling Roses, and a Wide Bay Window with Timber Shutters Framing Far-Reaching Views across the Communal Gardens, Sea, and Rolling Countryside.

The Kitchen is fitted with matching Wall and Base units, Integrated Fridge-Freezer and Dishwasher, space for a Cooker, and Metro-Tiled Splashbacks. A separate Utility Room offers further storage, plumbing for Appliances, and a Guest WC.

Outside, the Apartment enjoys a Private Courtyard Garden, perfect for seating and entertaining, which leads onto Beautifully Maintained Communal Lawns with Panoramic Sea and Countryside Views.

With Allocated Parking, Visitor Spaces, Convenient Basement Storage, a Private Road setting, and No Onward Chain, this is a Rare Opportunity to own a Stylish Coastal Apartment in a Highly Sought-After Location.

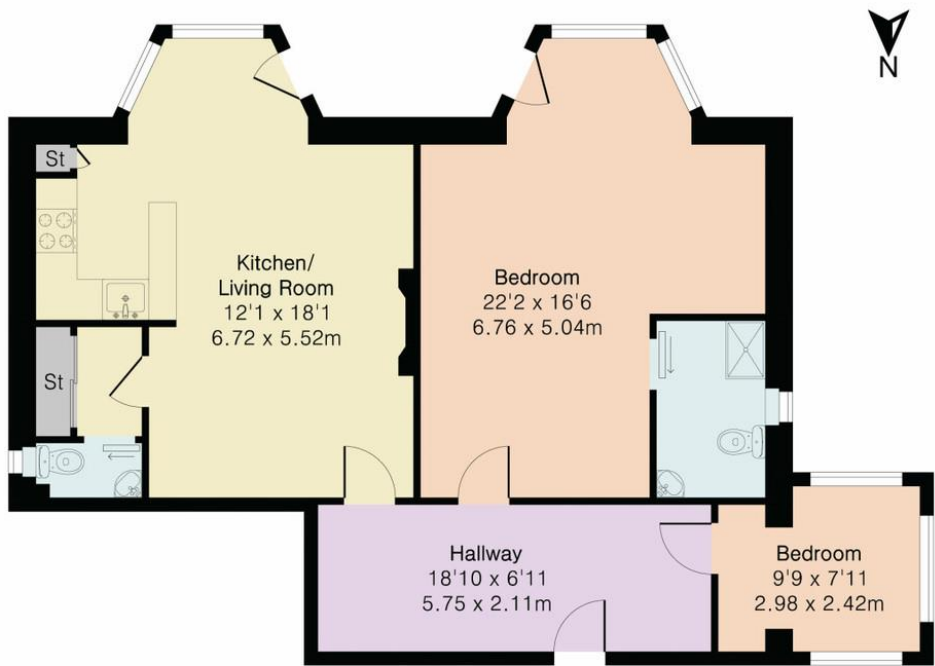
### Agents Notes

- Tenure: Share of Freehold
- Lease Length: 999 years from 1974 (approx. 948 years remaining)
  - Service Charge: £2,000 per annum
  - Ground Rent: Peppercorn
- Parking: Allocated space plus visitor parking
  - Chain: No onward chain
- Location: Situated on a private road



the floorplan...

Approximate Gross Internal Area 888 sq ft - 82 sq m



Ground Floor Flat



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complete.

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## the location...

### Travel

Teignmouth  
National Rail

### Schools

Trinity School  
Ages: 3 - 19 years old

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8TL







Need a more complete picture? Get in touch with your local branch...

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