



## Flat 2, 27 Fore Street, Shaldon

£189,000 Leasehold

Ground Floor Flat • Own Entrance • Shaldon Village • Open Plan Living Room/Kitchen • One Bedroom • Modern Shower Room • Double Glazed • Small Courtyard to the Rear • Convenient for Amenities • EPC - C

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A feature glazed front door opens in to the living area of this well presented ground floor flat in Shaldon. This living area has a double glazed sash window to the front and an open plan kitchen fitted with a range of wall and base mounted units, gas hob, electric oven, one and a half bowl stainless steel sink, integral fridge and space for a washing machine.

The bedroom is located through double doors from the living room, fitted with spotlights, radiator and double glazed window to the rear.

A door from the kitchen leads to a handy hallway with some storage and a door leading to the modern bathroom.

The bathroom is fitted with a modern white suite comprising a panelled bath with shower over and tiled surrounds, pedestal wash hand basin, close coupled WC and double glazed window to the rear.

To the rear of the property is a shared courtyard which is a useful drying area.

#### MEASUREMENTS:

Lounge/Kitchen 4.80m x 3.25m (15'09" x 10'08"),

Bedroom 3.20m x 4.26m (10'06" x 14'00"),

Bathroom 1.64m x 3.02m (5'04" x 9'11").

Council tax band A - £1636.45 pa

Service Charge - £595 per annum (2024)

Ground Rent- £50 per annum

Broadband - 1000 mbps (according to OFCOM)



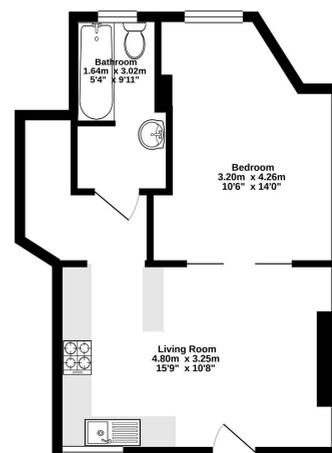
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Shaldon is a very sought-after village at the mouth of the river Teign and offers superb coastal living. With an active community there are many clubs, water sports, day-to-day shops and amenities on hand. The nearby seaside town of Teignmouth offers a further range of shops and facilities. Newton Abbot is approximately 5 miles distant with mainline rail connection for London Paddington and the A380 for Exeter, M5 and beyond.



Ground Floor  
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA: 35.2 sq.m. (379 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, chamberlains, representatives of clients, and agents, cannot and do not accept any responsibility for any errors or omissions, or for any other consequences arising from the use of the floorplan. The actual size, appearance and specifications shown here are not intended and do not guarantee the actual size and appearance of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		