



Flat 47, Morgans Quay, Teignmouth

£215,000 Leasehold

Second Floor Apartment • One Bedroom but Previously Two • Lounge/Dining Room • Dining Room Previously Bedroom • Luxury Kitchen & Shower Room • By Sea Front & Back Beach • Secure Underground Parking • Secure Entry & Lift • Totally Modernised • EPC – C

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the key to your home



This was a two bedroom apartment. The lounge dining room has been enlarged by opening through to what was the second bedroom. There is therefore now only one bedroom but the stud wall could be re instated if two bedrooms are preferred.

A secure entry door gives access to the building with stairs and lift to the second floor. Inside the apartment the décor and quality of fittings immediately impresses with an outlook to the rear with distant views to hillsides to both sides.

The entrance hall has a built in cupboard with hanging, shelving and useful power point and a further cupboard housing the Economy 7 Ariston hot water boiler with time clock and space for condensing tumble dryer.

The lounge dining room has been enlarged by opening through to what was the second bedroom. There is therefore now only one bedroom but the stud wall could be re instated if two bedrooms are preferred. The lounge/dining room has two windows with distant countryside views. The luxury kitchen is off the lounge area with quartz work surfaces, soft closing cupboards, tall unit housing combination Neff microwave oven with further Neff oven below with slide and hide door.

The bedroom has a double wardrobe and tilt and turn windows with views towards Shaldon. The shower room is luxuriously fitted with WC, full length vanity unit with wash hand basin, walk in full width shower enclosure with electric shower and full height shower screen, panelled walls, mirror with light and shaver point, extractor fan and heated towel rail.

The apartment has modern night storage heating, stylish hard flooring in the hallway, kitchen and shower room and uPVC double glazing.

There is a communal storage cupboard on the third floor. Each floor has a refuse chute. The easiest access from the front is via the middle communal door as it enters next to the lift with no steps. At the rear there is a secure gated underground car park where there is an allocated parking space (number 4), where there are car wash facilities and electric. There is a gate with a key code which allows access on to the back beach with chained area for the use of Morgans Quay.

At the rear there is a secure gated underground car park where there is an allocated parking space (number 4), where there are car wash facilities and electric.



Tenure: Leasehold - Lease 125 years from 1988

Annual Service Charge - £3,022.09pa

Ground Rent - £200pa.

Connected Services - Electric and Water.

Council Tax Band C - £2299.88pa.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



A few steps take you out on to the back beach whilst the promenade, shops, library and all amenities as well as stops for the bus and train are just a short stroll along the sea front or through the town.

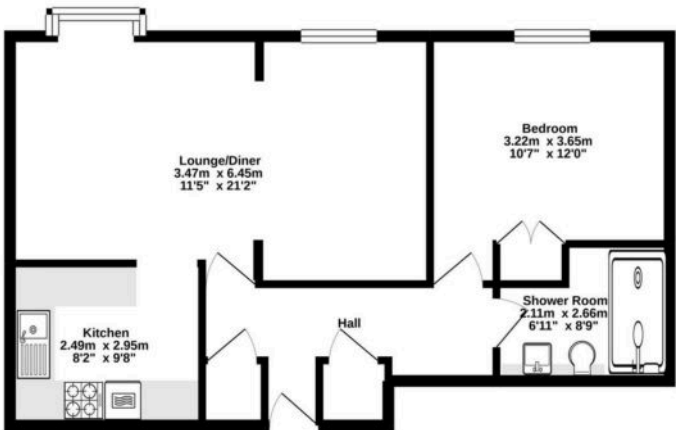
Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



Measurements:- Entrance Hall 3' 8" x 13' 4" (1.12m x 4.06m)
 Lounge/Dining Room 11' 5" x 21' 2" (3.47m x 6.45m) Kitchen 8' 2" x 9' 8" (2.48m x 2.95m) Bedroom 10' 7" x 12' (3.23m x 3.67m) Shower Room 8' 9" x 6' 11" (2.67m x 2.11m)



Ground Floor
 57.9 sq.m. (623 sq.ft.) approx.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| A | | | A | | |
| B | | | B | | |
| C | | | C | | |
| D | | | D | | |
| E | | | E | | |
| F | | | F | | |
| G | | | G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | 60 | 84 | EU Directive 2002/91/EC | 69 | 76 |
| England, Scotland & Wales | | | England, Scotland & Wales | | |

TOTAL FLOOR AREA: 57.9 sq.m. (623 sq ft.) approx.
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