



Ground Floor Maisonette With Private Garden In A Convenient East Teignmouth Location Close To The Town Centre, Beach And Railway Station.

87 Lower Brimley Road | Teignmouth | TQ14 8LD





PROPERTY TYPE  
Garden Apartment



SIZE  
495 sq ft



LOCATION  
Town



AGE  
1980s to 1990s



BEDROOMS  
1



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Electric



PARKING  
On Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
E - 39



COUNCIL TAX BAND  
A



### in a nutshell...

- One Bedroom
- Private Entrance & Garden
- Convenient East Teignmouth Location
- Close To Town Centre And Beach
- Modern Kitchen/Dining Room
- Lounge With Garden Outlook
- Double Glazing
- Viewing Recommended
- Ideal First Time Buy







## the details...

Ground Floor Maisonette With Private Garden In A Convenient East Teignmouth Location Close To The Town Centre, Beach And Railway Station.

### Description

Situated in the popular East Teignmouth area, this well-presented ground floor maisonette offers convenient access to the town centre, seafront and railway station, making it an ideal purchase for first-time buyers or investors. The property benefits from its own private entrance and an enclosed garden, providing a welcome sense of independence.

Accessed via wooden gates, a brick pavia patio and pathway lead to the front door. Inside, the accommodation is arranged around a modern kitchen/dining room, fitted with a range of contemporary units and appliances, tiled flooring and ample space for a dining table. Dual double glazed windows provide a pleasant outlook over the garden and allow plenty of natural light.

An inner hallway offers useful storage beneath the stairs and leads through to the lounge, which enjoys garden views and a comfortable living space. Stairs rise to the first floor landing where further storage is available, along with access to the double bedroom. The bedroom enjoys elevated views across East Teignmouth and benefits from double glazing and a radiator.

The bathroom is fitted with a modern suite comprising a panelled bath with Triton shower over, vanity unit with basin, low level WC and part tiled walls.

Externally, the private garden features a combination of brick pavia patio, gravel area and a further concrete seating space, along with a timber shed and outside water tap. Early viewing is highly recommended to appreciate the location and outdoor space on offer.



### Agents Notes

Holiday lets are restricted. The property pays towards buildings insurance with the first floor, and any works are split between both apartments as and when required.

Buildings Insurance Contributions of approx. £275 Per Annum

Ground Rent £15 Per Annum

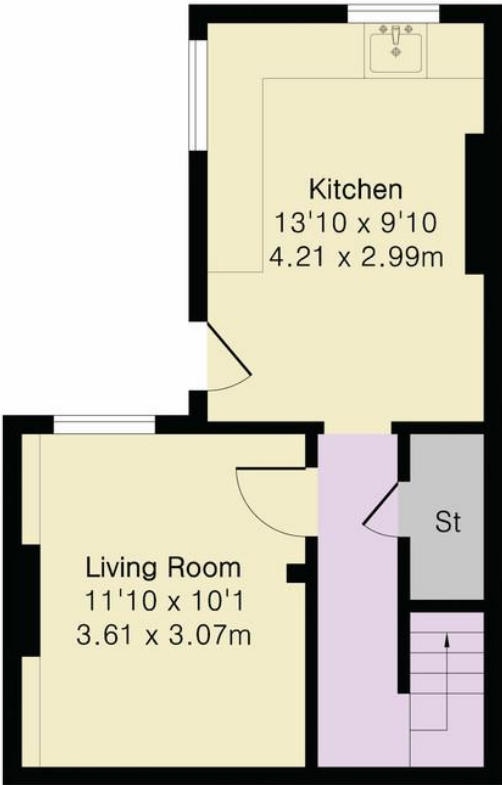
Lease end date will be 21/12/2978



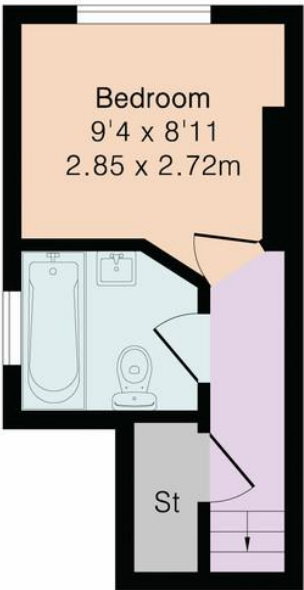
**Approximate Gross Internal Area 497 sq ft - 46 sq m**

Ground Floor Area 338 sq ft – 31 sq m

First Floor Area 159 sq ft – 15 sq m

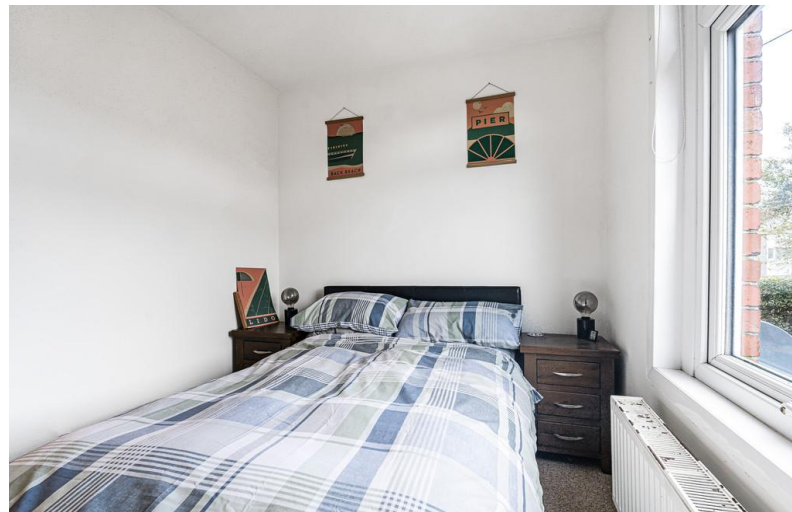


Ground Floor



First Floor





## the location...

### Travel

Haldon Avenue

0.04 mi • Bus stop or station

Paradise Road

0.07 mi • Bus stop or station

Teignmouth Rail Station

0.31 mi • Train station

### Schools

Teignmouth Community School, Exeter Road

0.11mi •

Trinity School

0.33mi •

Our Lady And St Patrick's Roman Catholic Primary School

0.55mi •

Teignmouth Primary School

0.70mi • Nursery

Please check Google maps for exact distances and travel times.

**Property postcode: TQ14 8LD**



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