



A beautiful ground floor, two bedroom apartment with off road parking, located in Teignmouth, only a short walk to the town centre.

Flat 1 Orchard House | Teignmouth | TQ14 8DP





PROPERTY TYPE

Ground floor apartment



SIZE

865 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Allocated parking



OUTSIDE SPACE

Patio area



EPC RATING

59 (D)



COUNCIL TAX BAND

C



in a nutshell...

- Convenient location
- Intercom access system
- Open plan kitchen/living/dining space
- Modern kitchen
- Master bedroom ensuite
- Wonderful period features
- Allocated parking
- Seaside town



the details...

A spacious ground floor apartment with two double-bedrooms, a master en suite, in a stunning Grade II Listed Victorian property, with parking. Conveniently located a short walk from the shops, beaches and amenities, in the popular seaside town of Teignmouth.

An intercom access system provides secure entry into the communal lobby which is clean and well-maintained with an elegant period staircase rising to the upper floors, beside the ground-floor entrance of the apartment. Inside, it is beautifully presented with light and neutral decor throughout, feels warm and welcoming with gas central heating and is bursting with wonderful period features, including high ceilings with picture rails and coving, bay windows with working folding shutters, and deep skirting boards.

An entrance hall has plenty of space for hanging coats and an elegant glazed door leads through into a fabulous open-plan living space, filled with light from full-height French doors and windows to the front of the property, which have working folding shutters. The living area is carpeted and has plenty of space for dining table and seating, ideal for any occasion, and the high ceiling with coving adds to the sense of space.

The kitchen area is modern with a luxury oak-effect vinyl floor, plenty of granite-effect worktop space including an island with a breakfast bar, perfect for casual dining, and a range of gloss-cream fitted units providing ample cupboard space, complete with under-cabinet feature lighting. There is a built-in fan-oven with an induction hob and extractor hood above, an integrated fridge/freezer, a stainless-steel sink with a mixer tap, space with plumbing beneath the worktop for a washing machine and space with plumbing for a free-standing dishwasher.

The master bedroom is a spacious double with a full-height bay with sash windows to the front filling the room with light. It has an en suite shower room which has a durable vinyl floor, containing a white suite with a corner shower, a pedestal basin with a mirror above, a WC and a chrome heated towel rail. The second bedroom is another double with a built-in cupboard housing the combi-boiler which provides the central heating and hot water on demand. A wet room has a sealed vinyl floor and part-tiled walls, containing a shower area with a folding glass screen, a WC, and a basin with a wall mirror above.

Outside, the French doors from the living area open in allowing alternative access onto the decoratively tiled veranda at the front of the property, where there is a communal courtyard area, with one allocated parking space along with a shared bin store.

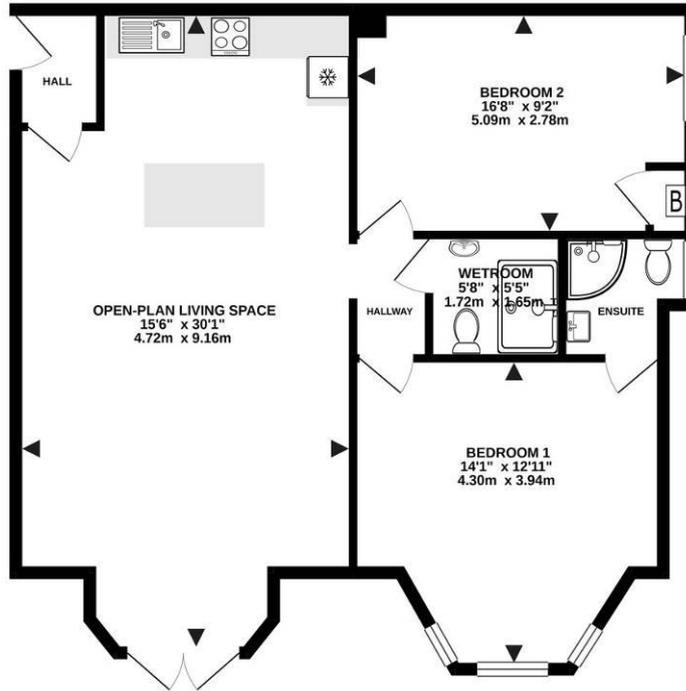
Lease details:

share of freehold - 114 years remaining

Service charge - £112 pcm can change per year. inc ground rent.



GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq ft. (80.3 sq m.) 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their equality or efficiency can be given.
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the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well known shops and supermarkets including Co-op and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter.

Shopping

Late night pint of milk: Co-op approx. 250 ft.

Town centre: the property is located in the town centre

Supermarket: Lidl approx. 250ft/Morrisons 1.2 miles

Relaxing

Beach: Teignmouth 0.2 mile

Park: 0.2 mile

Travel

Bus stop: Orchard Gardens

Train station: Teignmouth 0.3 mile

Main travel link: A380 4.3 miles

Airport: Exeter 18.6 miles

Schools

Teignmouth Community School: 0.4 mile

Our Lady and St Patricks Primary School: 1 mile

Please check Google maps for exact distances and travel times.

Property postcode: **TQ14 8DP**

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how to get there...

From our Teignmouth office on the corner of Wellington Street, proceed up Orchard Gardens, you will find the property on the right hand side.

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