



- AN APPEALING FIRST FLOOR APARTMENT SET IN A POPULAR COASTAL DEVELOPMENT
- ELEVATED POSITION ON THE FRINGES OF SHALDON WITH GOOD ACCESS TO LOCAL BEACHES
- SPACIOUS SITTING/DINING ROOM OPENING TO BALCONY WITH GOOD SEA VIEWS
- MODERN KITCHEN AND SHOWER ROOM
- TWO BEDROOMS (BOTH OPENING TO A SECOND BALCONY)
- EN SUITE BATHROOM TO BEDROOM ONE
- GARAGE
- NO ONWARD CHAIN!

## Dunmore Court, Shaldon, TQ14 0BS

£345,000

A fantastic first floor apartment set in a sought-after development on the fringes of Shaldon. Spacious sitting/dining room opening to a fantastic balcony with commanding coastal views. Modern kitchen, shower room, two bedrooms, one with en suite bathroom and with both opening to a second balcony. Garage. No onward chain!



## Property Description

### LOCATION

Dunmore Court is a popular development of purpose built apartments set in an elevated position above and with commanding views of the coastline stretching across Lyme Bay. The superb position is set around half a mile from the centre of Shaldon, The Ness House Hotel, local sandy beaches and open public lawns and gardens being close by. The village itself has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. There is a well supported annual Regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path nearby and the village even has a small zoo. Teignmouth is just over a mile away and has a lovely promenade, two supermarkets and a mainline rail link to London Paddington.

### DESCRIPTION

38 Dunmore Court is an attractive and well-presented apartment set on the first floor of this ever-popular coastal development. There is lift access to the shared entrance landing and the accommodation is well presented throughout. The apartment comprises a welcoming entrance hall with a store cupboard, a spacious sitting/dining room, being light and airy and with large windows and a patio door opening onto a fantastic tiled balcony with glass balustrade and with the room and the balcony enjoying breath-taking coastal views. The modern kitchen is another attractive space with a good range of units, as well as an integrated gas hob and oven. There is a modern shower room and two bedrooms, both of which open to another appealing balcony at the rear, also being tiled with a glass balustrade and having a pleasant outlook across the sylvan scene at the rear of the property. Bedroom one has a built-in wardrobe and a good-sized modern ensuite bathroom. Dunmore Court is surrounded by some communal grounds, there is visitor parking and number 38 has ownership of a single garage.

From the communal entrance hall, there is an option of communal stairs or a lift rising to a shared entrance landing from where the private entrance door is approached.

### ENTRANCE HALL

With a secure entry phone system, timber-effect flooring, doors to the principal rooms, a radiator and a door opens to a useful cloaks cupboard with hanging rail and shelf. Recess with lit display area and cupboard beneath housing the electricity trip switches.





### LOUNGE/DINING ROOM

A highly appealing space, being light and airy and with a sliding uPVC double glazed patio door with full height windows beside, leading out onto the BALCONY, which is tiled with a glass balustrade. Through these doors and from the balcony, stunning views are enjoyed over the surrounding area towards a local coastal feature known as the Ness and across the mouth of the Teign Estuary towards Teignmouth promenade and pier, taking in views of the hills above Teignmouth as well as a further coastal feature known as the Parson and Clerk and across the sea towards Sandy Bay and the east Devon and Dorset coastlines. The sitting room area has a feature ornamental fireplace with a raised marble-effect hearth and matching inset with a carved timber surround. Wall lights, breakfast bar and two radiators.



### KITCHEN

The kitchen is another attractive space and is fitted with a good range of floor and wall mounted units with timber-effect cupboard door and drawer fronts and extensive areas of roll-edge work surface with attractive tiled surrounds. There is an opening above the worksurface/breakfast bar, which takes in some of the views through the sitting/dining room windows. There is a four-ring gas hob with filter over and a single drainer, stainless steel sink unit with mixer tap. Space for fridge, space and plumbing for a dishwasher as well as space and plumbing for a washing machine. Built-in oven with recess for microwave over. Timber effect flooring.

### SHOWER ROOM

Attractively tiled to the walls and with timber-effect flooring. There is a modern, three-piece suite comprising a recessed shower cubicle with electric Mira shower, a small wash hand basin set into a vanity unit with cupboard beneath and shelf above and a WC. Ladder-style radiator/towel rail, medicine cabinet and extractor fan.

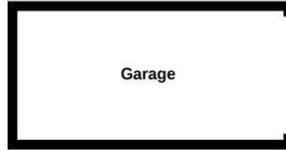
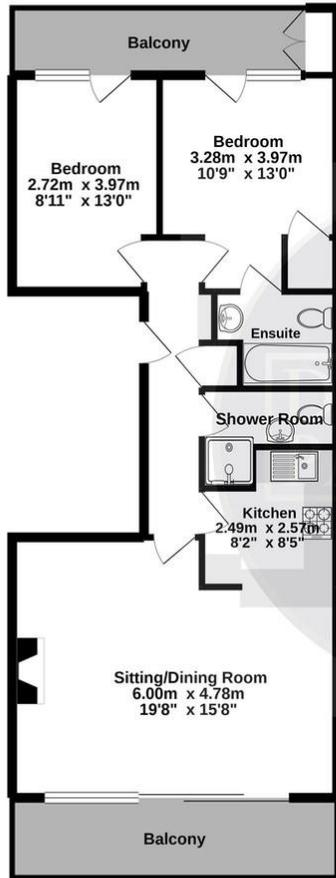


### BEDROOM ONE

A nicely-proportioned bedroom with coving to the ceiling, a radiator and a built-in cupboard/wardrobe. From the bedroom space a uPVC double glazed "tilt and turn" door opens to a BALCONY at the rear with a feature glass balustrade and being tiled as well as having an external cupboard providing some storage and also housing the gas meter and Glow Worm boiler supplying central heating. From this room and from the balcony pleasant views are enjoyed towards trees at the rear of the development.

Ground Floor  
71.1 sq.m. (765 sq.ft.) approx.

Garage



TOTAL FLOOR AREA : 84.1 sq.m. (905 sq.ft.) 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com  
01626 772507  
property@dartandpartners.com

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### EN-SUITE BATHROOM

Fitted with a modern 3-piece suite with tiled surrounds comprising a panel bath, a pedestal wash hand basin with mirrors above and a WC. There are a good range of built-in cupboards, a medicine cabinet and an extractor fan.

### BEDROOM TWO

Another good-sized bedroom with timber effect flooring, a radiator and a uPVC double glazed "tilt and turn" door with full-height uPVC double glazed window beside opening to the aforementioned second BALCONY and having some outlook as described.

### OUTSIDE

In addition to the attractive balconies at the front and rear of the apartment there are some communal outside areas to included an area of VISITOR PARKING and apartment 38 has ownership of a GARAGE, with a metal "up and over door" and with this garage being set conveniently close to the communal entrance.

