DART & PARTNERS

Established 1971

- STYLISH PENTHOUSE APARTMENT IN LANDMARK BUILDING
- STONES THROW AWAY FROM THE RIVER BEACH
- ESTUARY AND RURAL VIEWS
- EASY ACCESS TO ALL TOWN CENTRE AMENITIES AND BEACHES
- OPEN PLAN KITCHEN/LIVING AREA
- DOUBLE BEDROOM WITH ESTUARY AND RURAL VIEWS
- WELL APPOINTED BATHROOM
- IDEAL FOR FIRST TIME/SECOND HOME BUYERS
- NO CHAIN

Strand, Teignmouth, TQ14 8BW

Guide Price £150,000

A stylish penthouse apartment in a landmark building , conveniently located just a stones throw from Teignmouths river beach, with easy access to all Teignmouth town centre amenities, a short walk from the seafront, beach and river beach. The well presented apartment enjoys views into the nearby river Teign estuary taking in Shaldon, Teignmouth, rural Bishopsteignton, Shaldon Bridge, following the river inland with Dartmoor in the distance. The apartment has a open plan living/kitchen area, large double bedroom enjoying the aforementioned views and a well appointed bathroom. Ideal property for first time buyers or as a second home by the sea.

Property Description

Entrance door to apartment 1, leading to...

ENTRANCE HALLWAY
Radiator, telephone entry control unit, door through to...

OPEN PLAN RECEPTION/KITCHEN
Reception area; Hatch to eaves storage, radiator, feature archway, recessed shelving, velux style windows with superb views into the nearby River Teign estuary, taking in Shaldon, Shaldon Bridge, the port at Teignmouth and inland over open farmland towards Dartmoor.

Kitchen area; modern fitted high gloss kitchen, cupboard and drawer base units under laminate roll edge work surfaces incorporating f our ring ceramic hob, electric oven, space for washing machine, integrated fridge/freezer, recessed wine rack, single drainer stainless steel sink unit with mixer tap over, tiled splashbacks, Velux style window enjoying the river and rural views.

BEDROOM
Radiator, Velux style window, views into the river Teign estuary extending inland towards Dartmoor.

BATHROOM
Tiled floor, part tiled walls, suite comprising bath with mixer tap and shower attachment over, fitted mirror, recessed spotlighting, fitted extractor, wall hung WC with concealed plumbing, wash hand basin set into counter top, further fitted mirror and recessed shelving, ladder style towel rail/radiator.

OUTSIDE

The apartment is accessed from Foresters Terrace through an entrance door with feature porthole into a shared courtyard, from the courtyard there is a canopied entrance with telephone entry control unit and door through to the tastefully decorated communal entrance hall with stairs rising to the upper floors and apartment one. On the entrance level there are steps leading down to the cellar, apartment 1 benefits from its own private storage area.

MATERIAL INFORMATION - Subject to legal verification

Leasehold
Length of Lease: 999 years from Jan 2013
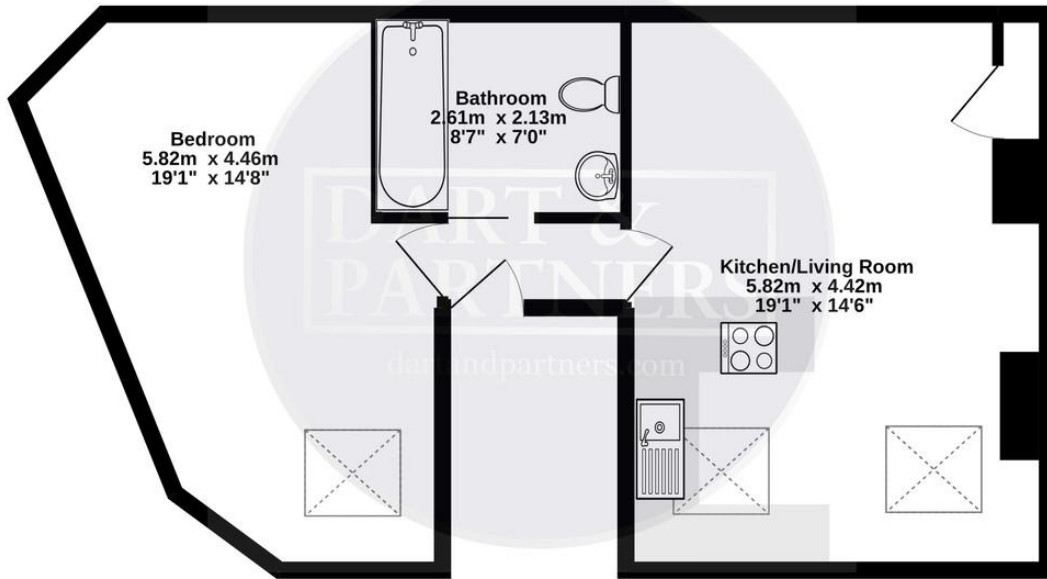Annual Ground Rent: TBC
Ground Rent Review: TBC
Annual Service Charge: £50 pcm (TBC)
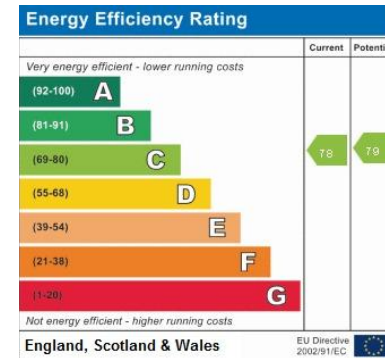Service Charge Review: TBC
Council Tax Band A

2nd Floor
51.1 sq.m. (550 sq.ft.) approx.

Bedroom
5.82m x 4.46m
19'1" x 14'8"

Bathroom
2.61m x 2.13m
8'7" x 7'0"

Kitchen/Living Room
5.82m x 4.42m
19'1" x 14'6"

TOTAL FLOOR AREA : 51.1 sq.m. (550 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements