



- MODERN PROPERTY IN TUCKED AWAY LOCATION
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN, BEACH AND AMENITIES
- TWO DOUBLE BEDROOMS, BATHROOM
- OPEN PLAN LIVING/DINING AREA
- FITTED KITCHEN
- PRIVATE ENCLOSED PATIO, COMMUNAL GARDENS
- ALLOCATED PARKING
- PLEASANT VIEWS

Fairdale Court, Hermosa Road, Teignmouth, TQ14 9LA
Guide Price £210,000

A modern property in a tucked away location with convenient access to Teignmouth town centre, seafront, beaches and just a short level walk from Teignmouth' mainline railway station. The reverse level accommodation briefly comprises; two double bedrooms, bathroom, open plan living/dining room with pleasant views, fitted kitchen, allocated off road parking, private enclosed patio, use of communal gardens.



Property Description

uPVC obscure double glazed entrance door through to...

ENTRANCE HALLWAY

Stairs rising to the upper floor. Door to useful under stairs storage/cloak cupboard. radiator. Doors to...

BEDROOM ONE

Radiator, uPVC double glazed sliding patio doors with outlook and access onto the private patio.

BEDROOM TWO

Radiator, uPVC double glazed sliding patio doors with outlook and giving access onto the private patio.

BATHROOM

White suite comprising panelled handled bath with fitted Mira shower, glazed shower screen, pedestal wash hand basin, tiled to bath/shower enclosure, pedestal wash hand basin, tiled splash back, shaver light and socket, fitted mirror, low level WC, fitted extractor, radiator.

From the hallway, stairs rising to...

FIRST FLOOR LANDING

Velux window. Door to store cupboard housing wall mounted Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property. Doors to...

RECEPTION ROOM

Open plan reception with **LOUNGE/SITTING ROOM AREA** with uPVC double glazed sliding patio doors with Juliet balcony and a pleasant outlook over the gardens and with views across neighbouring properties to rural





Bishopsteignton. Radiator. **DINING AREA** with radiator, uPVC double glazed sliding patio doors with Juliet balcony enjoying the aforementioned views.

From the landing, stairs to...

KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap over, attractive tiled splash backs, integrated electric oven and four ring gas hob with extractor over, further under counter appliance space, corresponding eye level units, Velux window, hatch and access to loft space.

OUTSIDE

Gated access to a private enclosed paved patio, also accessed from both bedrooms. There is allocated off road parking. Gated access leading to number 7. The pathway continues to a communal patio and garden shared with Fairdale Court.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease: Remainder of 999 years

Annual Ground Rent:

Ground Rent Review:

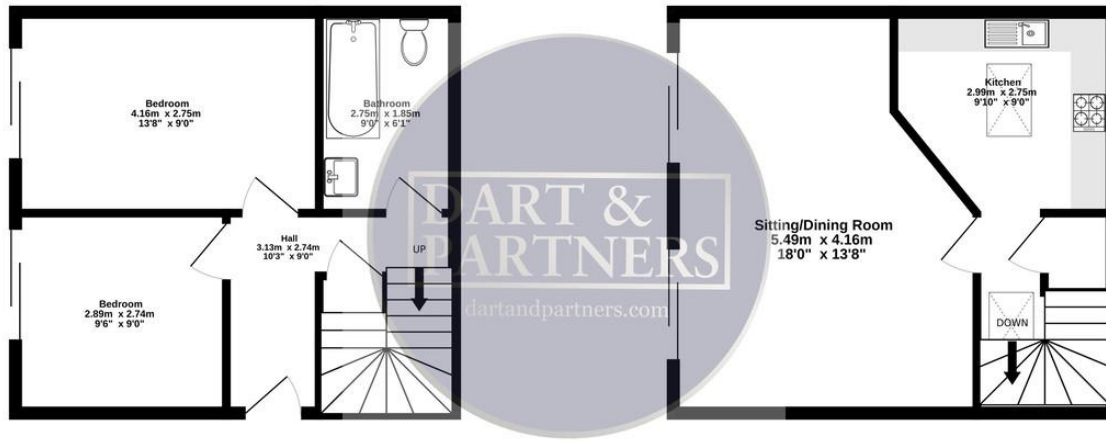
Annual Service Charge: £1500

Service Charge Review:

Council Tax Band C

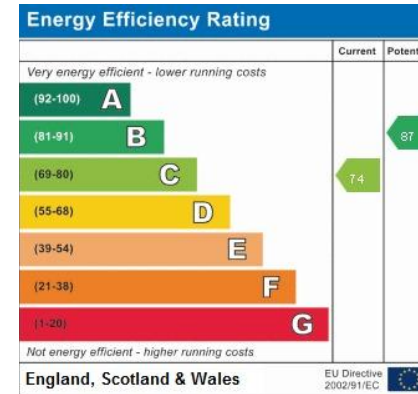
Ground Floor
33.0 sq.m. (355 sq.ft.) approx.

1st Floor
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 66.0 sq.m. (711 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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