



- SECOND FLOOR APARTMENT IN AN IMPRESSIVE PERIOD PROPERTY
- ENJOYING SUPERB VIEWS OVER PARKLAND AND OUT TO SEA
- HIGHLY DESIRABLE LOCATION, CLOSE TO COASTAL WALKS AND PARKLAND
- FANTASTIC OPEN PLAN RECEPTION/KITCHEN ENJOYING SOUTHERLY COASTAL VIEWS
- TWO BEDROOMS WITH MODERN SASH WINDOWS
- BATHROOM AND SEPARATE WC
- WELL TENDED COMMUNAL GARDENS
- GARAGE AND PARKING

## Dawlish Road, Teignmouth, TQ14 8TH    Guide Price £285,000

Occupying a delightful south facing location with immediate access onto the cliff path and a scenic walk into Teignmouth town centre, seafront and beaches. Rowden House is a most impressive period property with origins dating back approximately 300 years. Having been converted into nine self contained apartments, all enjoying superb views over the adjoining parkland and southerly along the Babbacombe coastline and out to sea. Apartment 3 is within the west wing of the property which was a new addition to Rowden House, built in 1998.





## Property Description

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### COMMUNAL ENTRANCE HALL

Tastefully decorated with stairs rising to the second floor.

Door to APARTMENT 3.

### ENTRANCE HALLWAY

Radiator. Wall mounted telephone entry control unit. Doors to...

### RECEPTION ROOM/KITCHEN AREA

A fantastic open plan reception/kitchen area with two south facing double glazed sash windows enjoying breathtaking views over Mules Park, along the Babbacombe coastline to the Orestone and out to sea, Attractive window seats with useful storage below, feature fireplace with inset gas coal effect fire, wall light point, radiator, DINING AREA with space for table and chairs. Open through to the modern fitted KITCHEN with a range of cupboard and drawer base units under laminate work surfaces with corresponding teak trim, integrated fridge, integrated freezer, one and a half bowl drainer sink unit with mixer tap over, tiled splash backs, integrated oven and four ring gas hob with concealed







extractor over, corresponding eye level units, glazed fronted display cabinet, corner display shelving, double glazed sash window to side aspect.

#### **BEDROOM ONE**

Double glazed sash window to side aspect, window seat with storage below, range of fitted bedroom furniture, radiator.

#### **BEDROOM TWO**

Double glazed sash window to side aspect, window seat with storage below, radiator.



#### **BATHROOM**

Corresponding suite comprising a corner bath with mixer tap and shower attachment over, tiled to the bath surround, pedestal wash hand basin, low level WC, fitted extractor, radiator, fitted mirror, shaver light and socket.

#### **SEPARATE WC**

Low level WC, fitted extractor.

#### **GARDENS**

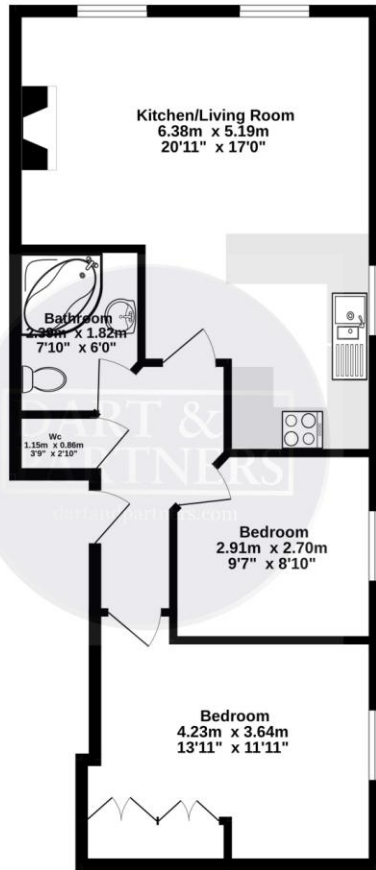
There is an area of gravelled sun terrace to the front which is communal along with well tended lawns. Communal drying area and seating area. The surrounding parkland and cliffs offer some lovely walks in the immediate area.

#### **GARAGE AND PARKING**

With metal up and over door. Power and lighting. Additional car parking space and ample visitors parking.



2nd Floor  
57.1 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA : 57.1 sq.m. (614 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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MATERIAL INFORMATION - Subject to legal verification

Leasehold/Shared Freehold:

Length of Lease: 199 years from 1997. Share of Freehold 1/9th share

Annual Ground Rent:

Ground Rent Review:

Service Charge: £130 per month (Includes maintenance, electricity, gardening etc)

Service Charge Review: Jan 2024

Council Tax Band C

