



- WELL PRESENTED APARTMENT IN HIGHLY REGARDED DEVELOPMENT
- ENTRANCE HALLWAY, OPEN PLAN LIVING/DINING/KITCHEN AREA
- PRIVATE ENCLOSED BALCONY WITH PLEASANT VIEWS
- TWO DOUBLE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- SEPARATE MODERN BATHROOM
- WELL STOCKED AND TENDED COMMUNAL GROUNDS
- SECURE UNDERGROUND PARKING WITH LIFT ACCESS

**Yannon Drive, Teignmouth, TQ14 9GX**

**£258,000**

An exceptionally well kept apartment with balcony and pleasant views over the communal grounds. The building of Andrea Court is held in very high esteem by the local residents and it is situated in a desirable location with lift access from the secure underground parking and also benefitting from a well run residents committee. The property briefly comprises; entrance hallway, open plan living/dining/kitchen area, private enclosed balcony enjoying views over the grounds, two double bedrooms, en-suite shower room, modern bathroom, well stocked and immaculate communal grounds, secure underground parking.





## Property Description

From the main entrance there is level access to Apartment 4 through a tastefully decorated and well kept communal hallway, Andrea Court is set in landscaped gardens with an extensive drive leading to a gated secure underground parking area and with lift access to the apartments.

Entrance door to Apartment 4 into...

### ENTRANCE HALLWAY

Wall mounted telephone entry control system, radiator. Door to linen cupboard with slatted shelving and wall mounted electric heater. Doors to...

### FREE FLOWING OPEN PLAN RECEPTION/KITCHEN

#### RECEPTION AREA

uPVC double glazed sash window with pleasant outlook onto the communal grounds. Two radiators, uPVC double glazed door giving access onto own private **BALCONY**.

#### MODERN FITTED KITCHEN

Range of cupboard and drawer base units, integrated wine rack, integral fridge, freezer and dishwasher, brushed chrome electric oven, integrated Hoover washing machine under granite counter tops, brushed chrome four ring gas hob, single drainer stainless steel sink unit with mixer tap over, tiled splash backs, under counter lighting, chimney style extractor hood, corresponding eye level units.

#### BALCONY

Canopied balcony with wrought iron balustrading and courtesy lighting. A private balcony offering a high degree of privacy and seclusion with a pleasant outlook onto the communal grounds.

#### BEDROOM ONE

uPVC double glazed sash windows overlooking the side aspect, radiator. Door to store/boiler cupboard housing the wall mounted Baxi gas boiler providing the domestic hot water supply and gas central heating throughout the property. Mirror







fronted double sliding doors to a built in wardrobe with hanging rails and fitted shelving. Door to...

#### EN-SUITE SHOWER ROOM

Modern fitted suite comprising corner shower cubicle with sliding glazed door and screen, fitted shower, ladder style towel rail/radiator, wall hung wash hand basin, low level WC, walls tiled to dado height with attractive tiled dado, uPVC obscure double glazed sash window, shaver light and socket.

#### BEDROOM TWO

uPVC double glazed sash window to side aspect, radiator, mirror fronted double sliding doors to a built in wardrobe with hanging rails and fitted shelving.



#### MODERN FITTED BATHROOM

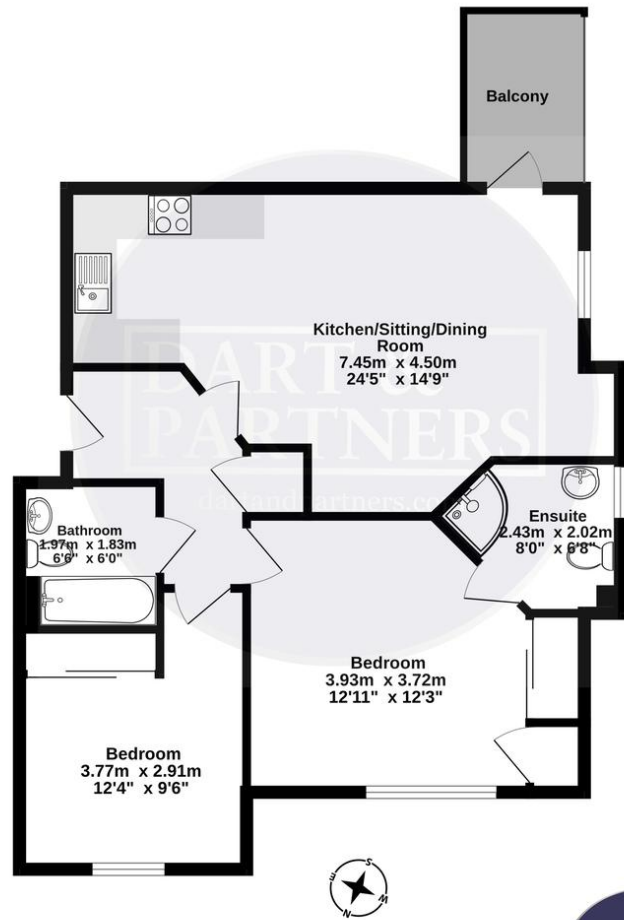
With panelled handled bath with mixer tap and shower attachment over, low level WC, wall hung wash hand basin, chrome effect ladder style towel rail/radiator, shaver light and socket, fitted mirror, fitted extractor, recessed spotlighting, attractive wall tiling.

#### OUTSIDE

The property is approached across a sweeping driveway through the well kept communal gardens leading to a **SECURE UNDER COVER PARKING AREA**. Apartment 4 has allocated parking and in addition to this there are four visitors parking spaces. From the car park there is lift access up to the entrance level. From the main entrance there is level access to Apartment 4 through a tastefully decorated and well kept communal hallway, Andrea Court is set in landscaped gardens with an extensive drive leading to a gated secure underground parking area and with lift access to the apartments.



**Ground Floor**  
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA : 72.0 sq.m. (775 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.  
Made with Metropix ©2024



MATERIAL INFORMATION - Subject to legal verification (and TBC by vendor)

Leasehold/Shared Freehold:  
Length of Lease: 999 year lease from 2006  
Annual Ground Rent:  
Ground Rent Review:  
Annual Service Charge: £1500  
Service Charge Review:  
Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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