



- GROUND FLOOR APARTMENT IN CONVERTED PERIOD PROPERTY
- EASY ACCESS TO TOWN CENTRE, BEACH AND PROMENADE
- LARGE MAIN RECEPTION ROOM
- STYLISH KITCHEN DINING ROOM
- TWO BEDROOMS BOTH WITH EN-SUITES
- SEPARATE CLOAKROOM
- COURTYARD GARDEN
- ALLOCATED OFF ROAD PARKING

Grosvenor Terrace, Teignmouth, TQ14 8NE OIEO £200,000

A superb ground floor apartment in a converted period terraced house in a highly regarded residential location set within half a mile of the town and promenade. Large reception room/lounge with high ceiling, stylish kitchen dining room, two bedrooms (both with en-suites), private courtyard garden and allocated off road parking.



Property Description

Apartment with pedestrian access from Ferndale Road along Grosvenor Terrace, through pillared and gated access and a pathway leads to the main entrance.

Door through to...

COMMUNAL ENTRANCE HALL

With decorative tiled flooring, window overlooking the front aspect. Door to...

APARTMENT ONE

ENTRANCE HALLWAY

Radiator. Doors to...

MAIN RECEPTION ROOM/LOUNGE

uPVC double glazed splayed bay window overlooking the front aspect with views over neighbouring properties and with sea glimpse. Window seat with cupboard under, two radiators, feature fireplace with inset gas coal effect fire, stone hearth and surround with wooden mantle over, high ceilings, original cornice and ornate ceiling rose. Door through to inner hallway.

CLOAKROOM

Low level WC, pedestal wash hand basin with tiled splash back, radiator, fitted extractor. Door to useful store cupboard with fitted shelving.

INNER HALLWAY

Door to...

BEDROOM

uPVC double glazed window overlooking the courtyard, radiator. Door to...

EN-SUITE BATHROOM

Panelled handled bath, fitted Triton shower, glazed shower screen, tiled to bath/shower endosure, pedestal wash hand basin, low level WC, radiator.





KITCHEN/DINING ROOM

Range of cupboard and drawer base units under laminate rolled edge work surfaces, one and a half bowl stainless steel drainer sink unit with mixer tap over, corner carousel unit, integrated electric oven, four ring gas hob, further under counter appliance space, plumbing for washing machine, attractive tiled splash backs, corresponding eye level units with concealed extractor hood, under counter lighting, space for upright fridge freezer, radiator, wall hung Ideal gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed door with access and outlook onto the rear courtyard, space for table and chairs. Door to...



BEDROOM

Two uPVC double glazed windows overlooking the courtyard, radiator, high level uPVC obscure double glazed window. Doorway into...

EN-SUITE SHOWER

Tiled shower cubicle with fitted Triton shower, glazed door/screen, wall hung corner wash hand basin.

OUTSIDE

To the front of the property is a shared private pedestrian lane which leads to the main entrance. To the rear of the property, accessed from the kitchen dining room, is an enclosed private paved courtyard style garden enjoying the afternoon and evening sun. Courtesy lighting. External power supply. Gated access through to a PARKING AREA. The apartment has vehicular access via Buckeridge Road with ALLOCATED PARKING and access through the private courtyard.



Ground Floor
71.0 sq.m. (764 sq.ft.) approx.



TOTAL FLOOR AREA : 71.0 sq.m. (764 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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MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 150 years starting from 1st January 2006

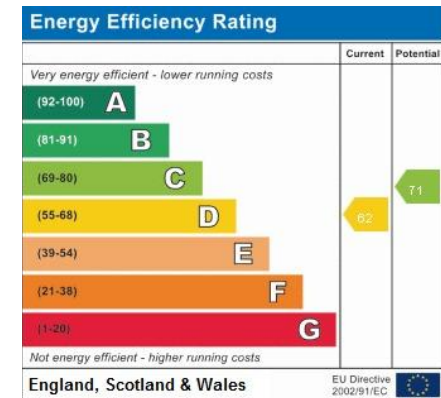
Annual Ground Rent: £50

Ground Rent Review:

Annual Service Charge: No fixed service charge. Repairs and maintenance costs shared by the 3 flat owners

Service Charge Review:

Council Tax Band B



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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 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