



- 📍 Entrance hallway
- 📍 Living/dining room
- 📍 Kitchen
- 📍 Double bedroom
- 📍 Shower room
- 📍 Allocated parking space
- 📍 Short walk to beach and town centre

Our View “An unusual opportunity to acquire a very well located apartment close to the sea front with the benefit of parking”

Delightful apartment in a period building situated a stones throw from the sea front and estuary yet within level walking distance of the many shops and amenities.



The accommodation comprises the entrance hallway with access to the living/dining room which has two double glazed windows to the front and side. An opening leads to the kitchen area which features a range of matching wall and base level units with a stainless steel mixer tap sink and drainer. Built in appliances include an oven and a separate ceramic hob with an extraction hood and light above and there is space for a fridge/ freezer and washing machine.

There is a double bedroom with a double glazed window to the front and a separate shower room with a suite comprising a low level flush WC, pedestal wash hand basin and shower.

Externally you have a sheltered allocated parking space and access to a communal area with stairs or a lift to the property front entrance.

The location is superb as you are within a short walk to the beach front and Teignmouth town centre.



Teignmouth is a popular coastal resort at the mouth of the River Teign with sandy beaches, a grand pier and scope for boating pursuits on the estuary. Teignmouth offers a wide variety of shopping outlets including independent shops and restaurants. Transport links are good with a mainline railway station in the town and access to the A380 about four miles away, making access to the M5 and the motorway network beyond within easy reach.

Room measurements:
 Kitchen 9' 9" x 5' 9"
 Living room 14' 4" x 11'
 Bedroom 14' 3" x 8' 2"

Lease has 999 years to run from 1978
 Annual service charge is £1,500



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



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