



- MODERN PURPOSE BUILT APARTMENT
- OFF ROAD PARKING
- PRIVATE BALCONY
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN AND BEACHES
- OPEN PLAN LOUNGE/DINER/KITCHEN
- TWO BEDROOMS, BATHROOM
- MODERN ELECTRIC HEATING
- COMMUNAL GROUNDS

Winterbourne Road, Teignmouth, TQ14 8JT Guide Price £240,000

A modern purpose built first floor apartment with a private enclosed balcony. Conveniently located with easy access to Teignmouth town centre, seafront, beaches and mainline railway station. There is an open plan reception/dining/kitchen area, two bedrooms, bathroom, allocated off road parking and communal grounds. Situated in a highly sought after location with double glazing and modern electric heating installed throughout.



Property Description

Covered entrance with secure video entry control unit and access through to a tastefully decorated communal entrance. Stairs and lift access to the first floor.

Door to...

APARTMENT 1

Wall mounted video entry control unit. wall hung electric heater. Door to deep store cupboard with fitted shelving and housing the hot water cylinder. Doors to...

RECEPTION ROOM (LOUNGE/DINER)

Windows to side aspect, sliding patio doors accessing an enclosed private BALCONY. Space for table and chairs. Warm electric heater. (Independently controlled). Recessed spotlighting.

KITCHEN

Range of high gloss cupboard and drawer base units under corresponding counter tops, single drainer stainless steel sink unit with mixer tap over, glazed splash back, integrated electric oven, four ring ceramic hob, chimney style extractor over, integrated dishwasher, integrated washing machine, fridge and freezer, corresponding eye level units with under counter lighting.

BALCONY

Enclose balcony with attractive stainless steel and glazed balustrading, outlook over the communal grounds and extending towards the Ness.

BATHROOM

Modern suite comprising panelled bath with mixer tap shower attachment over, glazed shower screen, tiled shower enclosure, wash hand basin set into vanity unit,





tiled splash backs, illuminated mirror, low level WC, recessed spotlighting, fitted extractor, ladder style towel rail/radiator, tiled flooring.

BEDROOM ONE

Window overlooking the rear aspect, wall hung Warme electric heater.

BEDROOM TWO

Window overlooking the side aspect, wall hung Warme electric heater.

OUTSIDE

The apartment benefits from **ALLOCATED OFF ROAD PARKING**. Access over a brick pavior drive to a communal lawn. Communal storage area, bike rack, electric supply, water supply. It should be noted that there is an external pedestrian pathway which gives access to the first floor and in turn to Apartment 1.



MATERIAL INFORMATION - Subject to legal verification

Shared Freehold:

Length of Lease:

Annual Ground Rent: £125

Ground Rent Review:

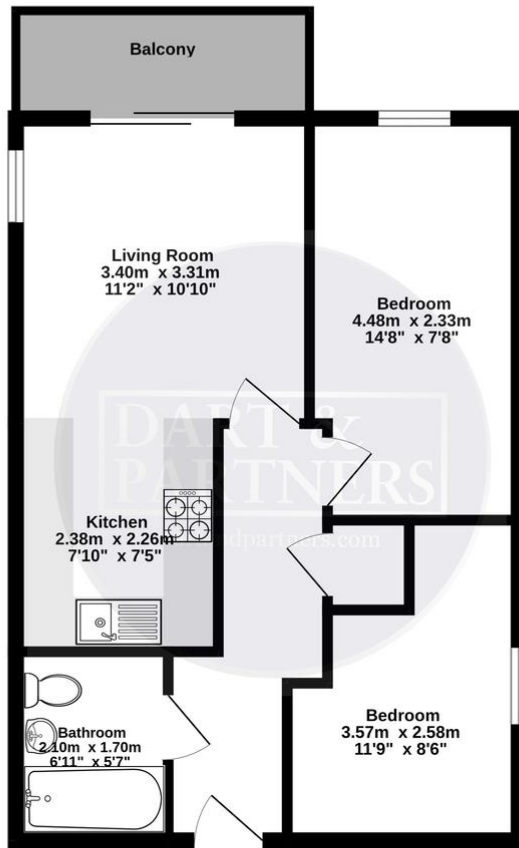
Annual Service Charge:

Service Charge Review:

Council Tax Band A

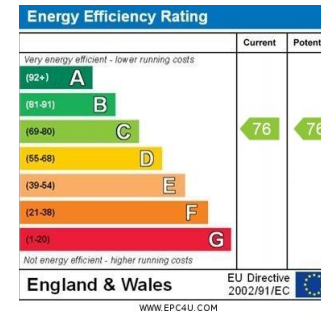


Ground Floor
45.1 sq.m. (485 sq.ft.) approx.



TOTAL FLOOR AREA : 45.1 sq.m. (485 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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