



- IMMACULATELY PRESENTED GROUND FLOOR APARTMENT
- CONVENIENTLY LOCATED FOR TOWN, BEACH AND TRANSPORT LINKS
- TASTEFULLY DECORATED THROUGHOUT
- MODERN FITTED KITCHEN AND SHOWER ROOM
- APPEALING RECEPTION ROOM
- ONE DOUBLE BEDROOM
- GAS CENTRAL HEATING, DOUBLE GLAZING
- COMMUNAL STORAGE

Orchard Gardens, Teignmouth, TQ14 8DS

OIRO £160,000

Opportunity to purchase an immaculately presented ground floor apartment conveniently located with level and easy access to all town centre amenities and just a short walk from Teignmouth seafront, river beach and the railway station. The property has been tastefully decorated throughout with modern fitted kitchen and shower room, an appealing reception room and one double bedroom. Gas central heating and double glazing installed throughout the apartment.



Property Description

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Communal entrance door into...

ENTRANCE HALLWAY

Door to...

APARTMENT TWO

SITTING ROOM/LOUNGE

uPVC double glazed window overlooking the rear aspect, picture rail, radiator, feature fireplace, useful storage cupboard. Door to...

KITCHEN/BREAKFAST ROOM

A modern fitted kitchen with range of corresponding cupboard and drawer base units under laminate rolled edge work surfaces with single drainer sink unit with mixer tap over, brushed chrome integrated electric oven and four ring ceramic hob, attractive mosaic tiled splash backs, chimney style extractor hood, corresponding eye level units, integrated wine rack, plumbing for washing machine, uPVC double glazed window overlooking rear aspect cupboard housing wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property, space for table and chairs, uPVC double glazed window to side aspect, radiator, further bespoke fitted cupboards with wooden mantle over, space for upright fridge freezer.

DOUBLE BEDROOM

Double glazed window and secondary glazing by way of a uPVC double glazed sliding patio door giving an outlook over the front aspect, picture rail, radiator, doors to built in





wardrobes with hanging rail and fitted shelving.

MODERN FITTED SHOWER ROOM

Tiled shower cubicle with glazed door/screen, fitted shower, recessed spotlight, fitted extractor, ladder style towel rail/radiator, WC with concealed plumbing, wash hand basin set into high gloss vanity unit, fitted mirror, recessed shelving.

OUTSIDE

To the rear of the apartment is a communal store room.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 980 years remaining.

Annual Ground Rent:

Ground Rent Review:

Service Charge: Lease managed by 3 directors of 17

Orchard Gardens. £75 per month

Service Charge Review:

Council Tax Band A



Ground Floor
42.9 sq.m. (461 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 42.9 sq.m. (461 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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