



- PURPOSE BUILT TOWN CENTRE APARTMENT
- SOUTH FACING VIEWS OVER THE SEAFRONT
- TASTEFULLY DECORATED THROUGHOUT
- OPEN PLAN RECEPTION AREA, FITTED KITCHEN
- ONE BEDROOM, SHOWER ROOM
- LIFT AND STAIR ACCESS
- SELECT DEVELOPMENT WITH SECURE ENTRY SYSTEM
- NO ONWARD CHAIN

## Little Triangle, Teignmouth, TQ14 8FP

£160,000

Purpose built town centre apartment constructed in 2007 with own independent access and enjoying south facing views over Teignmouth seafront and the Ness. The modern apartment has been tastefully decorated with fitted kitchen, shower room, open plan reception area and one bedroom. The apartment is in a select development of fifteen units with a secure communal entrance and lift and stairs rising to the upper floor.





## Property Description

Situated in a pedestrian area with own independent access and enjoying south facing views over Teignmouth seafront and the Ness. The apartment is presented in good decorative order being tastefully decorated with fully fitted kitchen, shower room, open plan reception area enjoying pleasant views. one bedroom. The apartment is in a select development of fifteen units having secure communal entrance with stairs and lift rising to the upper floor.

### SECURE COMMUNAL ENTRANCE AREA

External glazed door into corridor leading to lift and external stairwells to all floors. Well maintained bin store room adjacent to the lift.

Obscure glazed entrance door into...

### ENTRANCE HALLWAY

Lightwell, night storage heater. Doors to...

### BEDROOM

Part sloping ceiling, wall mounted electric panel heater, uPVC double glazed window with aspect to the rear of the apartment, further double glazed skylight window with views across the town, door to storage cupboard.

### SHOWER ROOM

Fully tiled shower room fitted with a contemporary suite comprising corner shower enclosure with fitted electric shower, wash hand basin set into vanity unit, WC with concealed plumbing, extractor fan, Dimplex electric heater, double glazed skylight window, heated towel rail.

### UTILITY CUPBOARD

Space an plumbing for automatic washing machine and







condenser dryer, fitted extractor.

#### OPEN PLAN LOUNGE/KITCHEN

##### KITCHEN AREA

Fully fitted with stylish range of cream gloss fronted base units with wood effect laminate work surface over incorporating contemporary one and a half bowl sink and drainer with mixer tap over, integral slimline dishwasher, fridge, electric oven and grill with induction hob, wall mounted extractor hood and light, full height larder style unit, double glazed skylight window with views across the town.



##### MAIN LIVING AREA

Wall mounted video entry control unit, Dimplex storage heater, south facing double glazed picture window enjoying views over the pedestrianised Triangle towards the seafront, taking in the nearby Den, promenade and seafront with the Ness headland beyond.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 999 years from 1.1.2008

Annual Ground Rent: £200

Ground Rent Review: 1.1.2033 and every 25 years after  
Service Charge: £115.00 per month which includes rent (paid 1st month)

Service Charge Review:

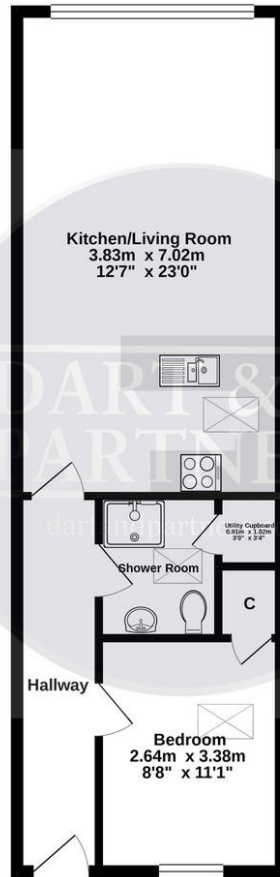
Council Tax Band B



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Leasehold restrictions: Please refer to lease agreement for full details. However a summary is 1 property must be used as private residence and not for trade or business. It must not be used as a holiday let or rented

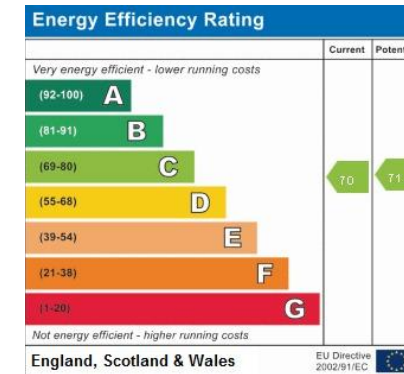
Ground Floor  
47.7 sq.m. (514 sq.ft.) approx.



TOTAL FLOOR AREA : 47.7 sq.m. (514 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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out on a term of less than 6 months. 2 you can not attach an aerial/satellite dish etc to the property 3you can not keep pets except birds in cages/fish in tanks or other small animals in cages/tanks. 4 no hard wood floor



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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 are 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