



- SPACIOUS APARTMENT CONVENIENTLY LOCATED FOR TOWN AND BEACH
- RECENTLY REFURBISHED AND IN EXCELLENT ORDER THROUGHOUT
- GENEROUS RECEPTION AREA WITH BAR
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM
- MODERN FITTED BATHROOM
- AMPLE STORAGE
- MODERN ELECTRIC HEATING INSTALLED

## Orchard Gardens, Teignmouth, TQ14 8DP

£175,000

A spacious apartment with own independent access, conveniently located for all local amenities and just a short level walk to Teignmouth's seafront and river beach, and with Teignmouth's mainline railway station easily accessible. The apartment has undergone a comprehensive program of modernisation and refurbishment and is offered in excellent decorative order and is tastefully decorated throughout with newly fitted kitchen and bathroom. The accommodation briefly comprises; a generous reception area with bar, modern fitted kitchen, double bedroom, modern fitted bathroom, ample storage. A modern electric central heating system installed.



## Property Description

uPVC obscure double glazed entrance door with leaded lattice work opening through to the...

### ENTRANCE HALLWAY

Radiator, recessed spotlighting, feature arched recess. Doors to...

### GENEROUS RECEPTION ROOM/LOUNGE DINING ROOM

uPVC double glazed bay window overlooking the front aspect, two radiators, feature tiled fireplace, hearth with wooden mantle over, exposed brick built bar with laminate counter top, radiator, eye level units, under counter appliance spaces, fitted shelving.

### MODERN FITTED KITCHEN

Comprehensive range of high gloss cupboard and drawer base units under rolled edge counter tops, one and a quarter bowl drainer sink unit with mixer tap over, plumbing for washing machine and dishwasher, sliding drawer units, metro tiled splash backs, space for range cooker, chimney style extractor hood, corresponding eye level units, space for upright fridge freezer, radiator, continuation of spotlighting. Door to walk in store/cloaks cupboard housing the hot water cylinder.

### BEDROOM

uPVC double glazed French patio doors with outlook and access to the rear. Radiator. Range of bespoke fitted drawers, doors to built in wardrobes to either side with hanging rails and fitted shelving, recessed display shelving.

### BATHROOM

Quarry tiled flooring, metro styling to the bath/shower enclosure, modern suite comprising P-shaped shower bath, fitted shower, curved glazed shower screen, uPVC smoked double glazed window, low level WC, radiator, ladder style towel rail/radiator, oval hand basin set into vanity unit, fitted extractor, recessed spotlighting.





## OUTSIDE

"The Tiller Flat" has its own independent access. From the communal pathway is gated access and a short flight of steps lead down to an enclosed front courtyard. External water supply. Covered storage area. Door to useful external store room with lighting. Covered entrance to the main entrance door.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 956 years left on lease

Annual Ground Rent: £15 - we believe the ground rent is included within the monthly maintenance payment

Ground Rent Review:

Service Charge: £100 pcm.

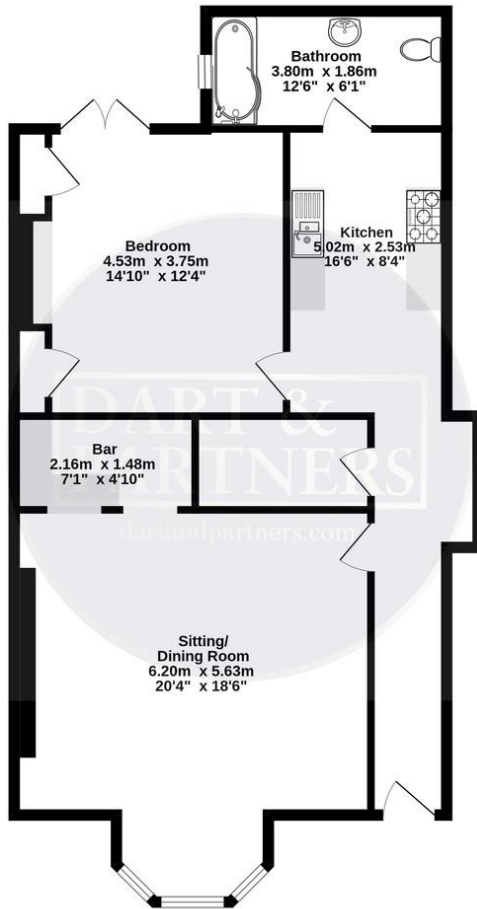
Service Charge Review:

Council Tax Band A

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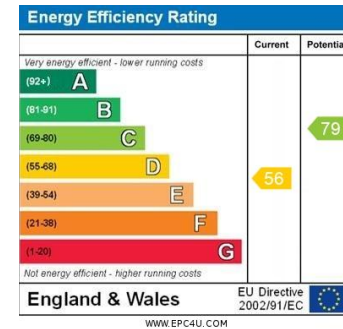


Ground Floor  
84.0 sq.m. (905 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (905 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 listed and no guarantee as to their operability or efficiency can be given.  
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