



A spacious top floor two-bedroom flat with both estuary and sea views. The property is located just a short walk away from local public transport and the high street.

8/9 Orchard Gardens | Teignmouth | TQ14 8DP



thoroughly good property agents



PROPERTY TYPE
Top Floor Flat



SIZE
701 SQ FT



LOCATION
Teignmouth



AGE
Georgian (1714 - 1830)



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
On Road Parking



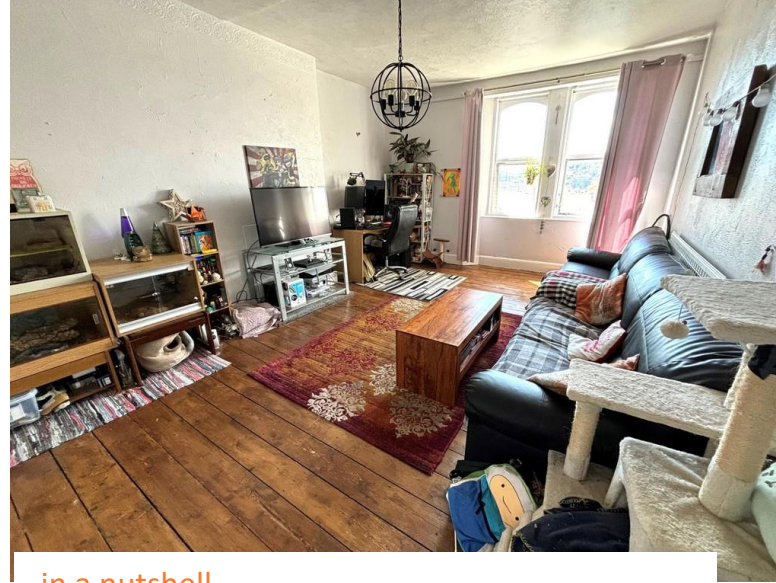
OUTSIDE SPACE
Communal Garden



EPC RATING
68D



COUNCIL TAX BAND
A



in a nutshell..

- Well Presented Throughout
- Two Bedrooms
- High Ceilings
- Own Entrance Hall
- Close to Local Amenities
- Close To Public Transport
- Sea Views
- Walking Distance to High Street
- Walking Distance to Train Station



the details...

THE PROPERTY

Located in the centre of Teignmouth is this two bedroom top floor flat. Well presented throughout and benefiting from its own entrance hall. The property boasts a short walk to the high street and the local bus stop is more or less bang outside the front of the building. The train station and local supermarket are also both short walks away. A perfectly located flat for those looking to be central to everything Teignmouth has to offer.

STEP INSIDE

Stepping through the communal front door we enter into a stunning building with a beautiful staircase and high ceilings. The building is well maintained throughout and the staircase leads to the top floor where we come to the front door of the flat.

As you step inside the door there is a large hallway with a high ceiling, ample space for shoes, coats and the opportunity to add further storage. Up another small set of stairs and we come to a secondary door. This leads through to the main part of the flat. There is a small hallway with doors to primary rooms. To the right hand side of the hallway are the two bedrooms. Bedroom two is currently used as a storage/music room and has ample space to be utilised as a single bedroom, nursery or office. The main bedroom is at the front of the building and offers stunning river views down the estuary. The bedroom is a large double and has ample space for bedroom furniture. Next to the main bedroom is the main hub of the house. A very large lounge with recently restored original floorboards. The lounge again provides a stunning outlook down the estuary but also across to the sea. There is more than enough space for furniture in this very generous room.

Back towards the front of the flat and we have two more rooms. The kitchen is located in the corner of the flat and is well presented and a generous size. There are a variety of matching wall and floor based units with work surface over. The kitchen has space and plumbing for oven and hob, fridge freezer and washing machine. There is an integral sink with drainer to side. In the corner of the kitchen is a small storage cupboard which houses the newly installed boiler. A window towards the back of the room provides an urban outlook and has a view towards the hills at the top of Teignmouth. Finally we have the family bathroom. A large room with a low level bath tub with shower over, WC and a wash hand basin. There tiled splash-back along the whole wall that the bath tub and shower back on to.

THE OUTSIDE

To the rear of the property there is a communal garden that the flat has access to. There is also a small front communal garden.



the location...

Teignmouth has a great deal to offer, not least its superb sandy beach, award winning children's play area and the nearby golf courses. Water sport activities are well catered for with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier and new theatre and a wide selection of bars and restaurants, and well-known shops and supermarkets including Lidl and Morrisons. It also benefits from easy access to the A380, and the mainline railway station at Teignmouth and the International Airport at Exeter.

Shopping

Town Centre: 430ft (approx)
Supermarket: 0.1 miles

Relaxing

Teignmouth Beach: 0.2 miles
Teignmouth Golf Club: 2.6 miles

Travel

Local Bus Stop: Outside the front of the building
Train Station: 0.2 miles
Exeter Airport: 17.4 miles

Schools

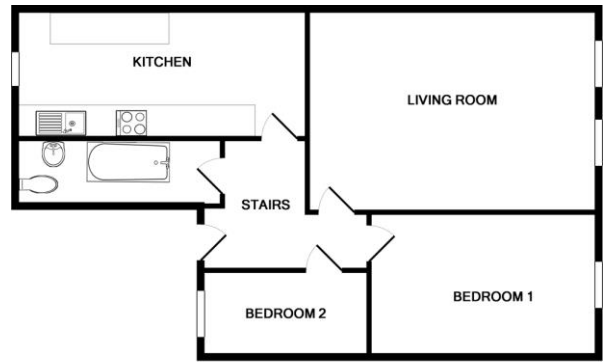
Primary: 1.3 miles
Secondary: 0.4 miles

Need a more complete picture? Get in touch with your local branch...

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TQ14 8HW

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TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 SQ.M.)

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