



NO CHAIN! A Beautifully Appointed Two-Bedroom Ground Floor Apartment In The Prestigious Luscombe House Development, Enjoying A South-Facing Indian Sandstone Terrace With Breathtaking Sea Views Across Teignmouth, Shaldon And The Surrounding Coastline. This Elegant Home Offers Two Allocated Parking Spaces, High-End Finishes Throughout, And Direct Access To Communal Gardens, All Within One Of East Teignmouth's Most Desirable Victorian Residences.

2 Luscombe House | Teignmouth | TQ14 8TL





PROPERTY TYPE

Ground Floor Apartment



SIZE

667 sq ft



LOCATION

Town



AGE

1800's



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Underfloor Heating



PARKING

Off Road Parking, Allocated
Parking



OUTSIDE SPACE

Communal Garden,
Balcony



EPC RATING

C



COUNCIL TAX BAND

C



in a nutshell...

- Open-Plan Kitchen, Living & Dining Room
- South-Facing Sandstone Terrace With Sea Views
- Underfloor Heating Throughout
- Two Allocated Parking Spaces
- Solid Wood Shaker Kitchen With Oak Worktops
- Integrated Neff Appliances Including Slide & Hide Oven
- Designer Bathroom With Walk-In Shower
- Basement Storage Access
- Grand Communal Entrance With Secure Entry System





the details...

Situated off Second Drive in sought-after East Teignmouth, Luscombe House stands proudly overlooking the town towards Shaldon and the open sea. Originally built in the late 1800s for prosperous local merchants and shipowners, this iconic Victorian residence was sensitively restored, in 2017, to its former grandeur, now housing ten luxurious homes designed with exceptional attention to detail.

Positioned on the ground floor of the main house, this apartment-named Carey-is accessed via a secure telecom entry system into a stunning communal hallway. The private entrance opens into a welcoming hallway giving access to all rooms. There are two generous double bedrooms, each with fitted wardrobe storage and double-glazed windows to the side aspect.

A modern bathroom suite features a walk-in shower, low-level WC, countertop basin on quartz, heated mirror, and natural stone tiling, all complemented by underfloor heating that runs throughout the apartment.

The heart of the home is the spacious open-plan kitchen, living and dining room, complete with a bespoke media wall, solid wood Shaker kitchen with oak worktops, integrated Neff appliances-including a Slide & Hide oven, induction hob and wine cooler-and ample space for dining and relaxation. Timber French doors open directly onto the sun-drenched Indian sandstone terrace, framed by cast-stone balustrades, providing an outstanding outdoor space with panoramic sea views.

Externally, the property benefits from two allocated parking spaces, basement storage, communal gardens and communal bin storage. Teignmouth's sandy beaches, vibrant cafés, restaurants and independent shops lie less than a mile away, making this home the perfect blend of coastal tranquillity and modern luxury.



Agents Notes

Tenure - Leasehold with 999 Year Lease from July 2018, benefitting from a Share of Freehold.

Annual Service Charge of £1826.69.

Council Tax Band - C (Teignbridge District Council)



the floorplan...

Approximate Gross Internal Area 663 sq ft - 62 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





the location...

Travel

Abbey Mount, Dawlish Road
0.13 mi • Bus stop or station

New Road
0.13 mi • Bus stop or station

Rowdens, Dawlish Road
0.19 mi • Bus stop or station

Teignmouth Rail Station
0.64 mi • Train station

Schools

Trinity School
0.56mi • Nursery

Teignmouth Community School, Exeter Road
0.61mi • Secondary

Hazeldown School
0.81mi • Nursery

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8TL



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