



NO ONWARD CHAIN! Only 100 metres from Teignmouth's renowned Back Beach and moments from the town centre, this superb top-floor loft-style apartment offers bright, modern accommodation with elevated sea, coastal and countryside views. With lift access, gas central heating, double glazing, and a Share of Freehold, it represents an ideal home, investment, or coastal retreat — and is offered to the market with no onward chain.

9 Ivy House | Teignmouth | TQ14 8BA





PROPERTY TYPE

Top Floor Apartment



SIZE

431 sq ft



LOCATION

Town



AGE

Modem



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

None



OUTSIDE SPACE

None



EPC RATING

C - 77



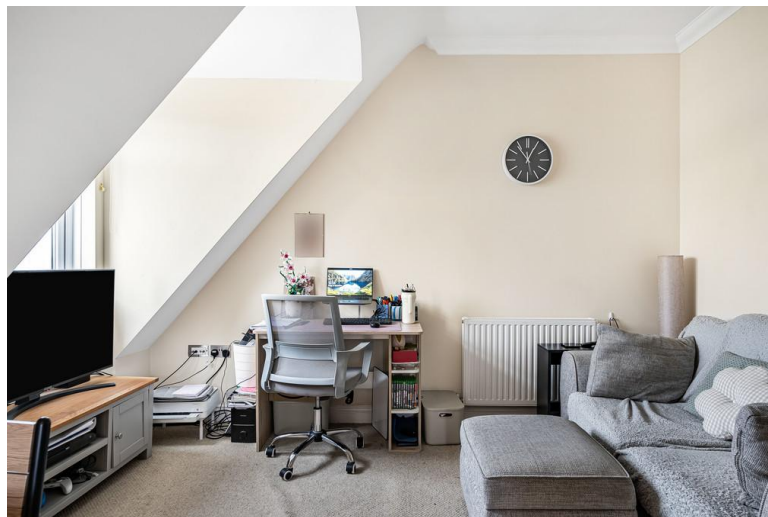
COUNCIL TAX BAND

A



in a nutshell...

- Just 100 Metres From Back Beach
- Top-Floor Loft-Style Apartment With Lift Access
- Modern Open-Plan Living Space
- Contemporary Kitchen With Integrated Appliances
- Double Bedroom With Mirrored Sliding Wardrobes
- Stylish Shower Suite With Skylight
- Gas Central Heating & Double Glazing
- Communal Cellar For Additional Storage
- Sea & Countryside Views





the details...

A secure communal entrance leads into the main lobby, with both stairs and lift rising to each floor. On the top level, a private door opens into the welcoming entrance hallway with radiator and wall-mounted telephone entry system, giving access to all principal rooms.

The open-plan lounge/kitchen/dining room is a generous and inviting space, featuring double-glazed windows to the side and front that frame attractive sea views along with westerly aspects into the River Teign estuary, Shaldon Bridge and surrounding countryside.

The lounge area includes a central heating radiator, brushed chrome sockets and switches, and fitted storage. The kitchen extends into the eaves and offers a modern range of matching wall and base units, integrated cooker and hob with extractor over, inset sink with mixer tap and space/plumbing for white goods.

The double bedroom is well-proportioned with sliding mirrored wardrobes, fitted storage, brushed chrome sockets and switches, and a double-glazed window to the side.

The modern shower suite is finished with PVC panel surrounds, skylight, low-level WC with concealed cistern, wash basin with mixer tap and vanity storage beneath, LED mirror, and sliding doors into the walk-in shower enclosure.

The apartment also benefits from use of a communal cellar, providing valuable additional storage space.

MATERIAL INFORMATION (Subject to legal verification)

- Tenure: Share of Freehold
- Length of Lease: 125 years from 2005
- Service Charge: £1500 per annum
- Ground Rent: N/A
- Council Tax Band: A | EPC - C
- Restrictions: No holiday lets or pets

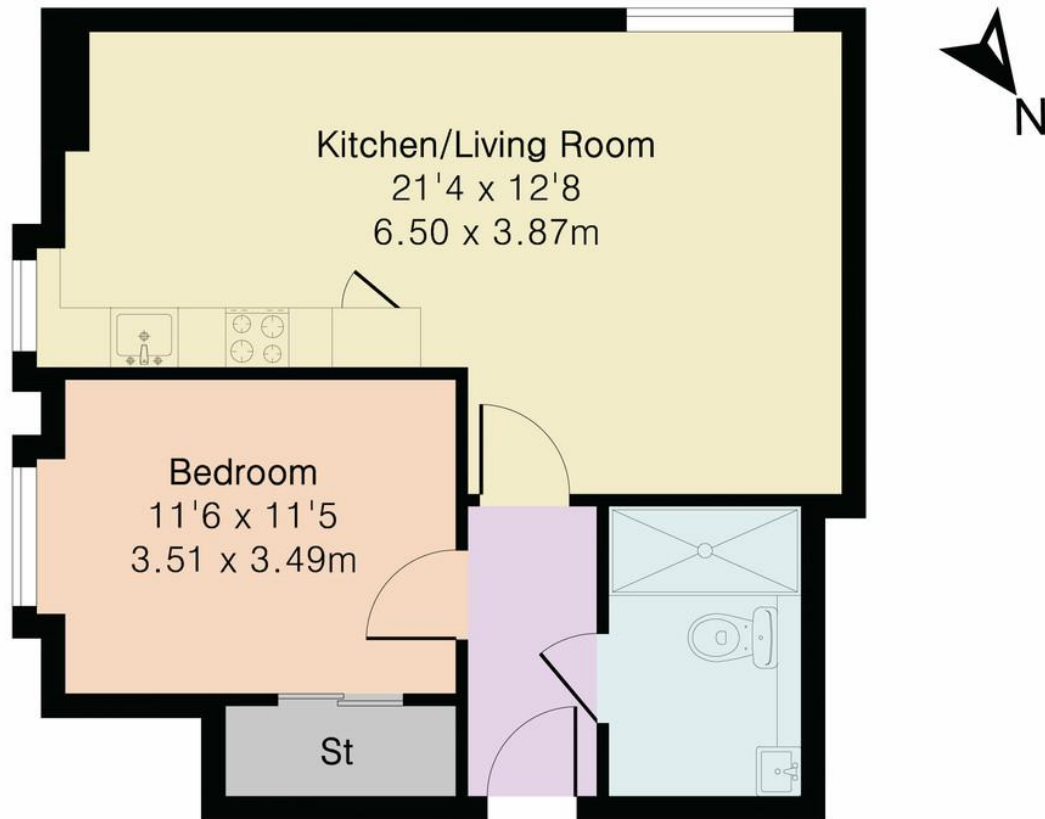


Teignmouth offers a superb lifestyle with its sandy beaches, promenade, historic pier, bustling town centre, mainline railway station and popular cafés, pubs and eateries. The Back Beach - just steps away - is well loved for its sunsets, relaxed atmosphere, water sports and riverside charm.



the floorplan...

Approximate Gross Internal Area 432 sq ft - 40 sq m



Third Floor Flat



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.

complete.



the location...

Travel

Post Office, Den Road

0.15 mi • Bus stop or station

Orchard Gardens

0.20 mi • Bus stop or station

W H Smith, Wellington Street

0.22 mi • Bus stop or station

Teignmouth Rail Station

0.31 mi • Train station

Schools

Teignmouth Community School, Exeter Road

0.46mi • Secondary

Shaldon Primary School

0.59mi • Primary

Our Lady And St Patrick's Roman Catholic Primary School

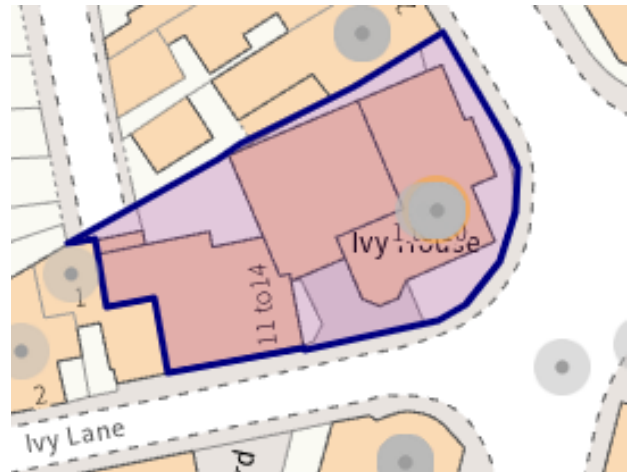
0.78mi • Nursery

Teignmouth Primary School

0.88mi • Nursery

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8BA



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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