



NO CHAIN! Two Bedroom Ground Floor Apartment With A Spacious Lounge, Kitchen Breakfast Room, Utility & Modern Shower Suite - Ideal First Time Buy Or Investment In A Central Location.

94 Bitton Park Road | Teignmouth | TQ14 9DA





PROPERTY TYPE

Ground Floor Apartment



SIZE

581 sq ft



LOCATION



AGE

2010 Conversion



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

None



OUTSIDE SPACE

None



EPC RATING

C - 71



COUNCIL TAX BAND

A



in a nutshell...

- Central Teignmouth Location Close To Town, Shops & Seafront
- Well-Equipped Modern Kitchen With Breakfast Bar
- Practical Utility Area With Additional Plumbing
- Bright Front-Facing Lounge
- Main Bedroom With Fitted Storage
- Flexible Second Bedroom/Home Office
- Modern White Bathroom Suite With Mains Shower
- Viewing Highly Recommended
- No Onward Chain – Ideal First-Time Buy Or Investment





the details...

NO CHAIN! Two Bedroom Ground Floor Apartment With A Spacious Lounge, Kitchen Breakfast Room, Utility & Modern Shower Suite - Ideal First Time Buy Or Investment In A Central Location.

Located on Bitton Park Road, this ground floor flat enjoys a convenient setting with level access to Teignmouth town centre, nearby shops, cafés, bus routes, the mainline railway station and the popular seafront and beaches. Positioned within a converted period house (converted around 2010), the property offers practical, well-arranged accommodation ideal for a first-time buyer or investor, and is offered to the market with no onward chain.

A front door opens into a useful entrance porch, with a further door leading into the kitchen. This well-equipped space features a range of matching wall and base units, integrated cooker and hob with extractor, inset sink with mixer tap, metro-tile splashback and space/plumbing for white goods. A breakfast-bar seating area and UPVC double-glazed window complement the room.

A door leads into the inner hallway, which benefits from additional space and plumbing for white goods, creating a compact utility area. Doors extend to all rooms, including a comfortable lounge with a UPVC double-glazed front window, central-heating radiator and multiple power points.

The main bedroom offers fitted storage, a UPVC double-glazed front window and a central-heating radiator. The second bedroom/home office enjoys a side aspect window, radiator and various power points, ideal for flexible use.

The modern bathroom is fitted with a white suite including a pedestal wash basin with mixer tap and vanity mirror over, low-level WC, PVC panel surrounds and a shower enclosure with bi-fold door and mains shower.



Tenure - Share Of Freehold (40/60 Split with Apartment above)

Lease Details - 999 years from 1.12.2010

There is no set service charge, with works completed as and when between the two apartments on a 40/60 split.

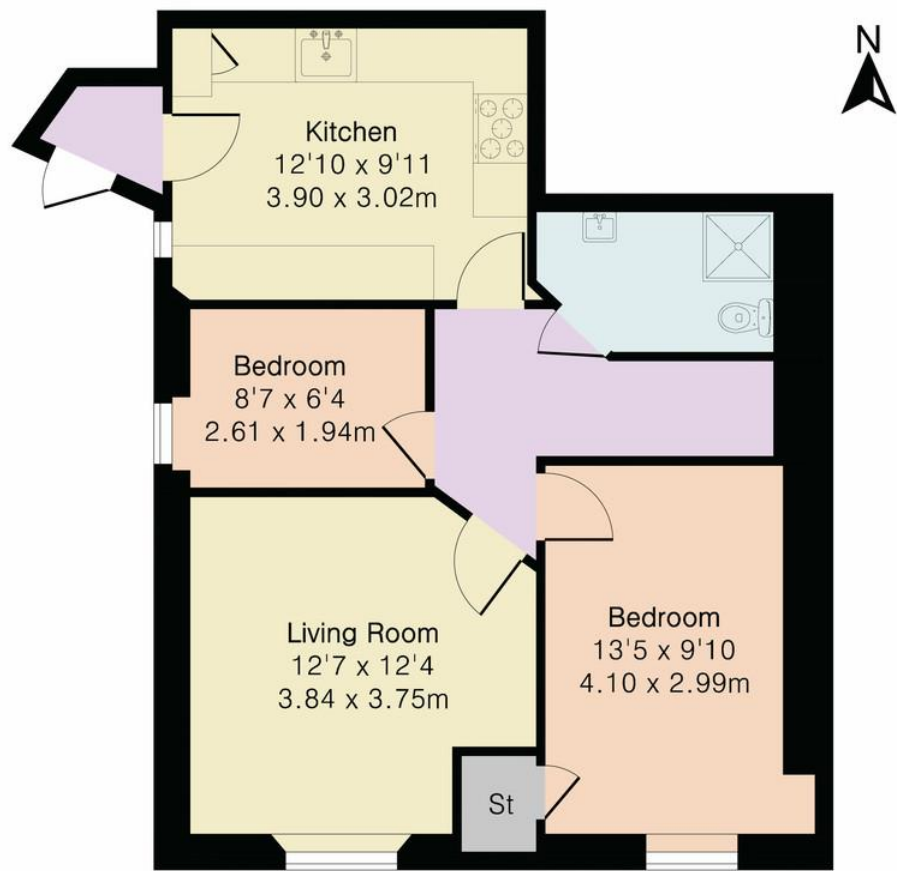
This includes annual buildings insurance, the roof and fabric of the building, but not the driveway and garden as both belong to the apartment above.

Council Tax Band - A
EPC - C



the floorplan...

Approximate Gross Internal Area 646 sq ft - 60 sq m



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

Tesco Express, Bitton Park Road

0.05 mi • Bus stop or station

Bitton Park, Bitton Park Road

0.10 mi • Bus stop or station

Hermosa Road

0.13 mi • Bus stop or station

Teignmouth Rail Station

0.49 mi • Train station

Schools

Our Lady And St Patrick's Roman Catholic Primary School

0.33mi • Nursery

Teignmouth Community School, Exeter Road

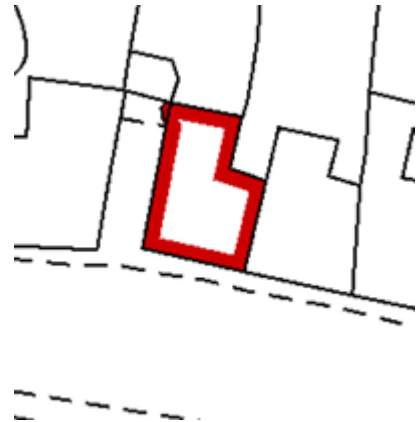
0.37mi • Secondary

Teignmouth Primary School

0.42mi • Nursery

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 9DA



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