



Connells

Kiniver Court New Road
Teignmouth



Property Description

Located within the desirable Kiniver Court, this spacious first floor apartment offers a perfect blend of coastal living and modern comfort. The standout feature of this home is undoubtedly the breathtaking sea views, which can be enjoyed from the lounge/diner, balcony and bedrooms, creating a sense of calm and connection to the coast.

Upon entering the property, you are welcomed by a generous hallway with access to all principal rooms. The bright and airy lounge/diner opens directly onto a private balcony, the perfect spot to enjoy morning coffee while taking in the views over Teignmouth, the sea and the surrounding hills.

The modern fitted kitchen is well-equipped with integrated appliances, sleek cabinetry and ample workspace, ideal for home cooking and entertaining.

There are two double bedrooms. The master benefits from a walk-in wardrobe and a private en-suite shower room, while the second bedroom is served by the contemporary family bathroom.

Outside, the development is set within well-kept communal grounds and this apartment comes with the added benefit of an allocated parking space.

Kiniver Court enjoys an enviable position, elevated above Teignmouth with panoramic sea views, yet within easy reach of the town centre, beaches, shops and transport links.

Whether you're searching for a permanent home, a lock-up-and-leave coastal retreat, or a buy-to-let investment, this property represents an excellent opportunity to secure a stylish apartment.

Front Of The Property

One allocated parking spaces and door to the communal entrance.

Communal Entrance

Intercom system, stairs and lift.

Entrance Hallway

Spacious hallway with two storage cupboards and a wall mounted radiator.

Lounge

18' x 13' 3" (5.49m x 4.04m)

Double glazed patio doors to the front which opens out to a balcony with beautiful sea views, wall mounted electric fire and two wall mounted radiators.

Kitchen

8' 8" x 9' 6" (2.64m x 2.90m)

Wall and base units, one and a half bowl stainless steel sink/drainer, electric hob with extractor, oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated microwave and a wall mounted boiler.

Dining Room/Bedroom Two

17' 9" x 10' 4" (5.41m x 3.15m)

Double glazed sash window to the front of the property with sea views, and a wall mounted radiator.

Bedroom One

11' 2" x 13' (3.40m x 3.96m)

Double glazed sash window to the front of the property with sea views, walk-in wardrobe, door to ensuite and two wall mounted radiators.

Walk-In Wardrobe

Fitted shelves, hanging rails and a wall mounted radiator.

Ensuite Wet Room

Fitted shower with accessible fold down seat, wash hand basin, WC, part tiled and a wall mounted heated towel rail.

Bathroom

Bath with mixer taps, WC, wash hand basin, part tiled and a wall mounted radiator.

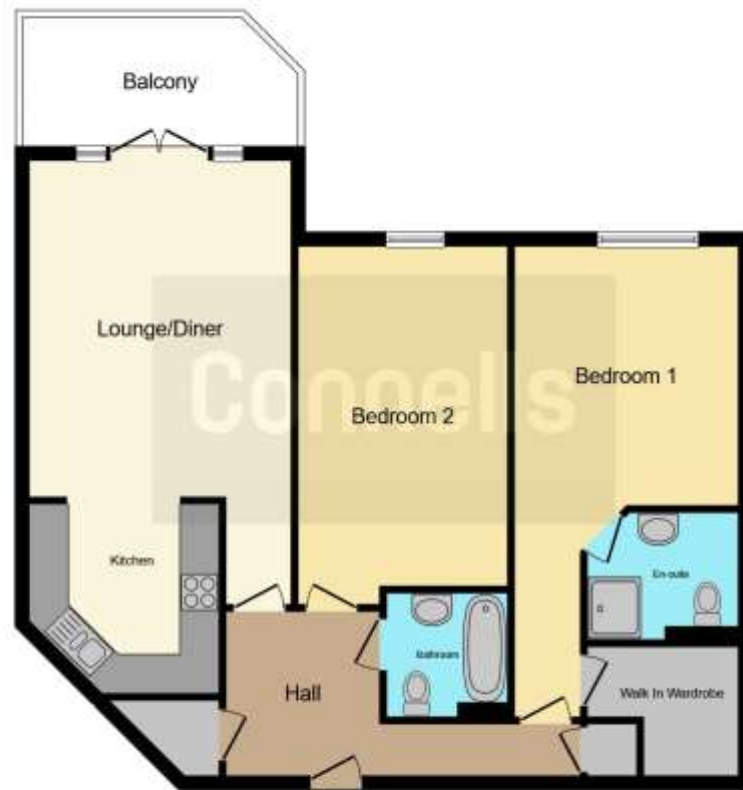
Agent Notes

Lease: 199 years from 2005 (180 years remaining)

Ground Rent: £125 per year

Service Charge: £3,000 per year





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: B Council Tax
 Band: D

Service Charge:
 3000.00

Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB312773

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: NAB312773 - 0002