



- SPACIOUS TOWN CENTRE FIRST FLOOR FLAT
- BEDROOM 2/ANNEX ROOM WITH WC
- POTENTIAL TO CREATE ANCILLARY ACCOMMODATION
- EXCELLENT DECORATIVE ORDER
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- CLOSE TO TRAIN STATION & AMENITIES
- SHORT WALK TO SEAFRONT & BEACHES

Orchard Gardens, Teignmouth, Devon TQ14 8DJ Guide Price £145,000

A Spacious 1-2 bedroom flat, convenient for the town centre and all local amenities. The property occupies the first floor of a charming period building with the rare benefit of flexible accommodation in the form of a separate bedroom and WC which could, subject to the usual consents, be converted to a self contained en-suite annex, or be used as accommodation for the main flat. In excellent order throughout with modern fitted kitchen and bathroom, the property also benefits from gas central heating.



Property Description

ENTRANCE HALL

Communal entrance hall with stairs to first floor half-landing, step up to door into large ANCILLARY ROOM/BEDROOM 2 which is a bright dual-aspect room with high ceilings.

Also from the half-landing is a separate WC. The ancillary room and WC have plumbing and connections in place to provide central heating with the possibility of creating an en-suite.

From the half-landing a short run of stairs continues through the communal landing to the main flat entrance.

'L' shaped entrance hall with wood-effect flooring, feature radiator, wall-mounted entry phone system and recessed cloaks cupboard with shelves and hanging storage.

From the hall door to:

LOUNGE/DINER

Continuation of wood-effect flooring into main LOUNGE/DINING ROOM, uPVC double glazed high aspect window with outlook over the front of the property with fitted blinds. Wall lights, feature radiator.

KITCHEN

From the hallway a doorway leads to the modern fitted KITCHEN, including wall and floor base units and drawers, space for full height fridge/freezer, fitted Zanussi electric oven with corresponding Zanussi electric hob over.

Further recessed space for washer/dryer. Tiled splashbacks, extractor hood with light. Solid wood worktops with inset stainless-steel sink and drainer with feature matt chrome mixer tap. Window with aspect to the rear of the building with fitted blind. To one corner of the room is the wall-hung gas boiler serving hot water and central heating.





BATHROOM

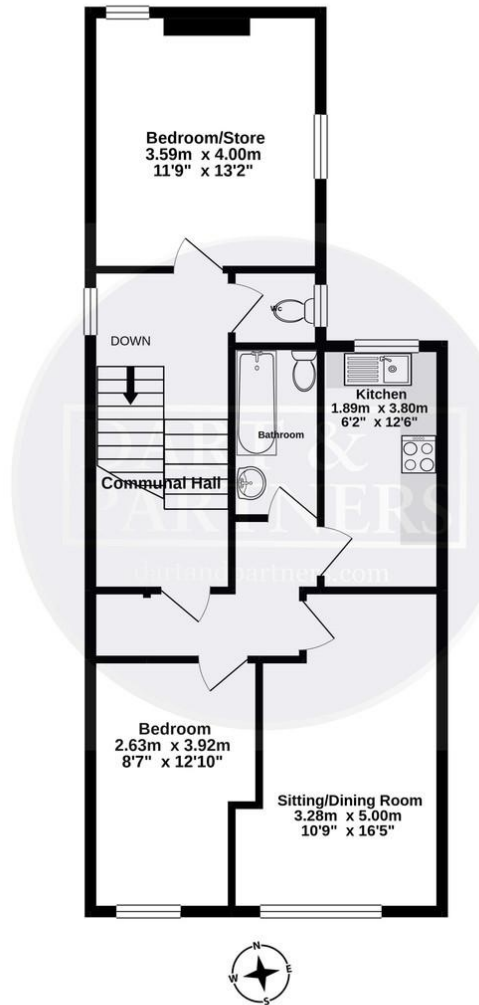
Continuation of wood-effect floor, tiled to two walls. Fitted with a modern white suite comprising a WC, bath with mixer tap and rainfall shower over, extractor fan, grey feature vanity unit with circular ceramic bowl and chrome mixer tap over, wall mounted heated mirror with light and shaver socket, chrome ladder style towel radiator.

MASTER BEDROOM

Continuation of wood-effect flooring, feature radiator, uPVC double glazed window with aspect over the front of the property.

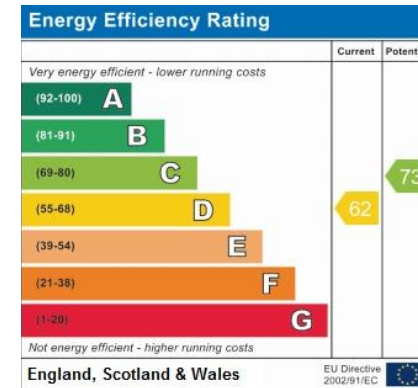


66.5 sq.m. (715 sq.ft.) approx.



TOTAL FLOOR AREA : 66.5 sq.m. (715 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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