



- SUPERBLY PRESENTED GARDEN APARTMENT
- TASTEFULLY DECORATED
- MODERN FITTED KITCHEN AND RECEPTION AREA
- TWO BEDROOMS
- SHOWER ROOM
- RESIDENTS PARKING
- PRIVATE SOUTH FACING GARDEN AND TERRACE
- CONVENIENT LOCATION

Barnpark Terrace, Teignmouth, TQ14 8PS

Guide Price £130,000

A superbly presented two bedroom garden apartment set within a period property retaining much of its original character with high ceilings, sash windows. This tastefully decorated apartment enjoys a spacious free flowing reception into a modern fitted kitchen, there are two bedrooms and a shower room, private south facing gardens, residents parking. Conveniently situated with easy access to Teignmouth town centre, seafront, beaches and nearby mainline railway station.



Property Description

Communal entrance door into...

ENTRANCE HALLWAY

Door to...

APARTMENT 2

KITCHEN/RECEPTION

Free flowing kitchen/reception with engineered wooden flooring throughout the apartment (with the exception of the shower room).

KITCHEN AREA: Fitted kitchen with range of cupboard and drawer base units under wooden work surfaces, attractive tiled splash backs, single drainer stainless steel sink unit with mixer tap over, recessed shelving, gas and electric cooker point, space and plumbing for automatic washing machine, further appliance space. Open through to...

RECEPTION AREA: Multi-paned double doors with outlook and giving access to the garden. Two radiators.

BEDROOM

Sash window overlooking the front aspect, radiator.

BEDROOM

Sash window with pleasant outlook over the gardens. Radiator.

SHOWER ROOM

Modern fitted shower room with tiled flooring, part tiled walls, over-sized shower cubicle with sliding glazed door and screen, window with deep display sill, pedestal wash hand basin, low level WC, ladder style tower rail/radiator.





OUTSIDE

To the rear of the apartment accessed through the reception is a private south facing garden and terrace. SUN TERRACE with attractive wrought iron balustrading, centralised steps down to the garden which is predominantly laid to lawn. Paved pathway with access through to the communal grounds. Garden shed.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 997 years

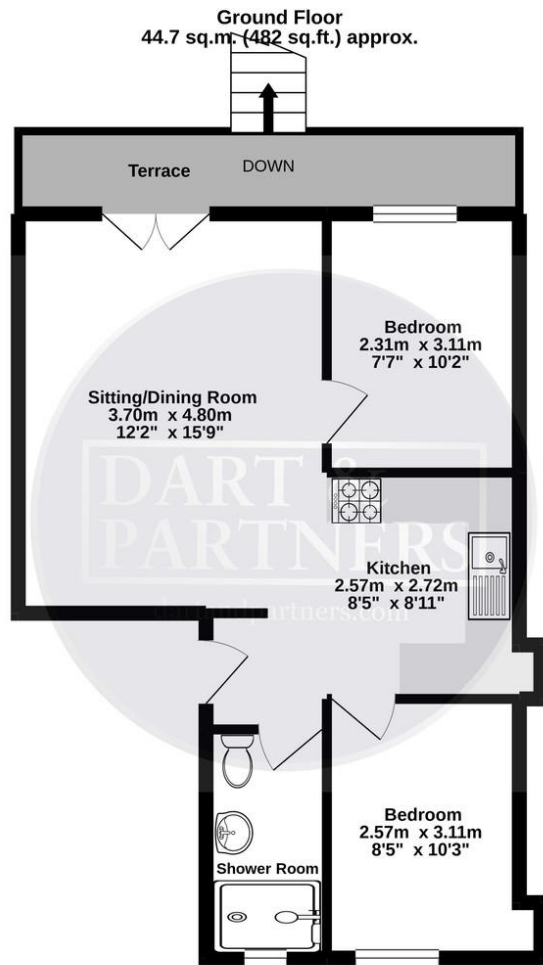
Annual Ground Rent: £50

Ground Rent Review:

Annual Service Charge: £1891

Service Charge Review:

Council Tax Band A



TOTAL FLOOR AREA : 44.7 sq.m. (482 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements