



- FIRST FLOOR APARTMENT IN TUCKED AWAY POSITION
- CLOSE TO TEIGNMOUTH TOWN CENTRE AND SEAFRONT
- ENTRANCE HALLWAY WITH TELEPHONE ENTRY CONTROL
- LOUNGE WITH ORIGINAL CEILING CORNICE AND ARCHED WINDOWS
- KITCHEN BREAKFAST ROOM
- ONE BEDROOM, BATHROOM
- FOR SALE BY AUCTION 18/07/24

Orchard Gardens, Teignmouth, TQ14 8DP

Guide Price £70,000 - £75,000

For sale by auction 18th July

Opportunity to purchase a first floor apartment in a sought after residential location in a tucked away cul de sac of similar properties in level and close proximity of Teignmouth town centre and all amenities and just a short walk from Teignmouth's front beach, river beach and mainline railway station.



Property Description

****For sale by auction 18th July****

Opportunity to purchase a first floor apartment in a sought after residential location in a tucked away cul de sac of similar properties in level and close proximity of Teignmouth town centre and all amenities and just a short walk from Teignmouth's front beach, river beach and mainline railway station.

Door to...

APARTMENT 2

ENTRANCE HALLWAY

Wall hung telephone entry control unit. Doors to...

LOUNGE

A large lounge with original ceiling cornice, uPVC double glazed arched windows overlooking the front aspect, radiator, tiled fireplace with matching hearth and surround with inset gas fire.

KITCHEN/BREAKFAST ROOM

With cupboard and drawer base units under laminate rolled edge work surfaces, tiled splash backs, single drainer stainless steel sink unit, under counter appliances, space for cooker, extractor hood, corresponding eye level units, breakfast bar, wine rack, radiator, uPVC double glazed window to front aspect, wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Door to store cupboard with slatted shelving.

BEDROOM

uPVC double glazed window to rear aspect, radiator, recessed shelving.





BATHROOM

Part tiled walls, suite comprising panelled handled bath with fitted Triton shower, glazed concertina shower screen, pedestal wash hand basin, low level WC, radiator, fitted extractor.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 60yrs remaining

Annual Ground Rent: £50.00

Ground Rent Review: 25 years

Annual Service Charge: £600.00

Service Charge Review:

Council Tax Band A

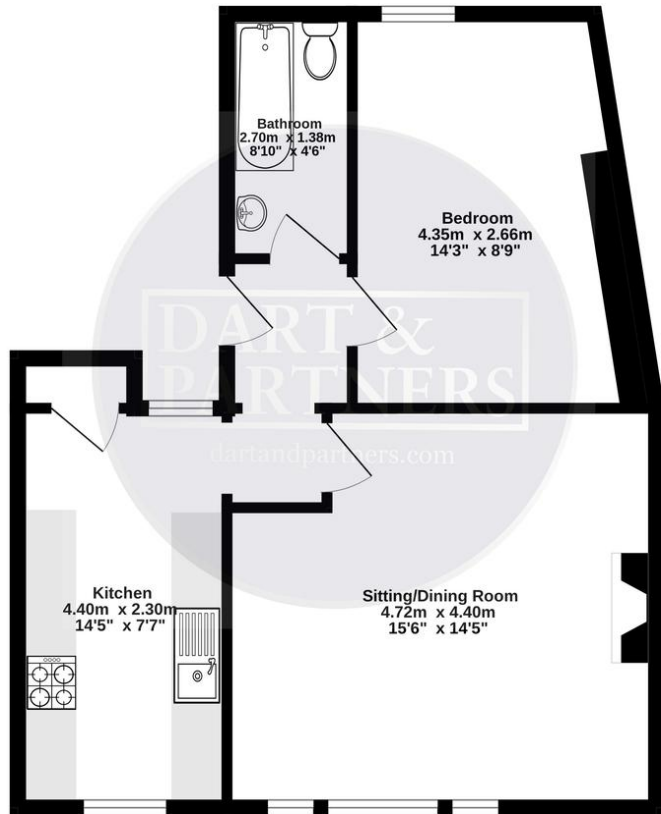
AGENTS NOTE

The property benefits from a new roof and complete external decoration completed in 2022.

The apartment complies with up to date regulations for letting.



2nd Floor
49.2 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA : 49.2 sq.m. (530 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.
 Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Teignmouth, 12 The Triangle,
 Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
 01626 772507
property@dartandpartners.com

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