



- HIGHLY DESIRABLE SEAFRONT APARTMENT
- SUPERB SEA AND COASTAL VIEWS
- ENTRANCE HALL WITH TELEPHONE ENTRY SYSTEM
- OPEN PLAN RECEPTION/KITCHEN AREA WITH ACCESS ONTO PRIVATE BALCONY
- TWO BEDROOMS
- MODERN SHOWER ROOM
- COMMUNAL GARDEN, STORE ROOM

Den Promenade, Teignmouth, TQ14 8SY

£370,000

A rare opportunity to acquire a near waterside seafront apartment with uninterrupted views along Teignmouth promenade, beach, along the Babbacombe coastline and out to sea taking in the pier, Shaldon, Ness and Orestone. Having been redeveloped by a renowned local builder, Den House occupies a commanding position on Teignmouth seafront with level and convenient access to all local amenities. Apartment 3 benefits from a private canopied balcony. The accommodation briefly comprises; entrance hall with telephone entry system, superb open plan reception/kitchen area with access onto a private balcony, two bedrooms, modern shower room, communal garden and bin store, private store room, sea and coastal views.



Property Description

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Door to...

APARTMENT 3

ENTRANCE HALL

LVT flooring which continues into the main reception/kitchen and bathroom. Recessed spotlighting, wall mounted telephone entry control system. Doors to...

RECEPTION/KITCHEN AREA

A superb open plan Reception/ Kitchen area. The **RECEPTION** is dual aspect with a sash window with deep sill and uninterrupted views out to sea and floor to ceiling sash window with commanding and enviable views across the promenade taking in the pier, Ness, Babbacombe Coastline to the Orestone and out to sea. The kitchen/living room has fitted electric blinds. Access to an enclosed and canopied private balcony enjoying the aforementioned sea and coastal views.





Radiator. **KITCHEN AREA:** Well appointed high quality fitted kitchen with range of high gloss cupboard and drawer base units under worktops, integrated Neff dishwasher, sunken sink with antique style mixer tap over, integrated Aeg washer dryer, corner carousel unit, Miele gas hob, Miele electric oven and dual microwave/oven, corresponding eye level units with concealed extractor, cupboard housing Glow Worm wall mounted gas boiler providing the domestic hot water supply and gas central heating throughout the property, integrated fridge and freezer, recessed spotlights.

BEDROOM/SECOND RECEPTION

Floor to ceiling sash window with views through the balcony onto Teignmouth seafront taking in the pier, Ness, Babbacombe coastline and out to sea. Radiator.



BEDROOM

Part obscure double glazed window to rear, fitted electric blind, radiator.

SHOWER ROOM

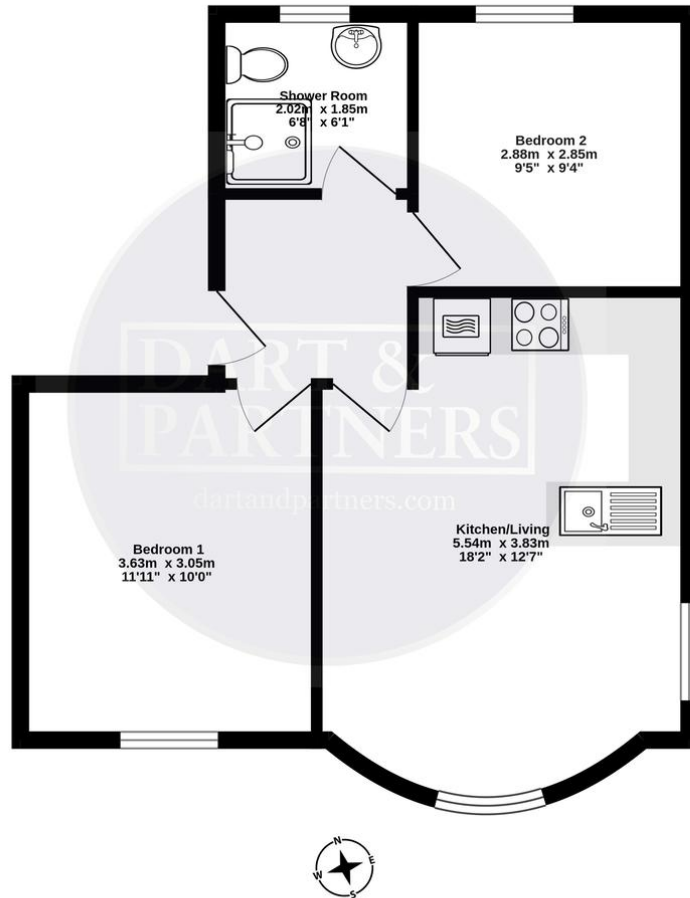
Fully tiled, suite comprising shower cubicle with glazed door/screen, rain shower plus additional hand held attachment, WC with concealed plumbing, wash hand basin set into vanity unit, obscure double glazed window, shaver socket, ladder style radiator/towel rail, recessed spotlighting, fitted extractor.



OUTSIDE

Communal garden. Communal bin store. From the garden level there is access through to a private store room providing a useful secure storage facility.

Flat 3
45.1 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA : 45.1 sq.m. (486 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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MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease: Remainder of 999 year lease.

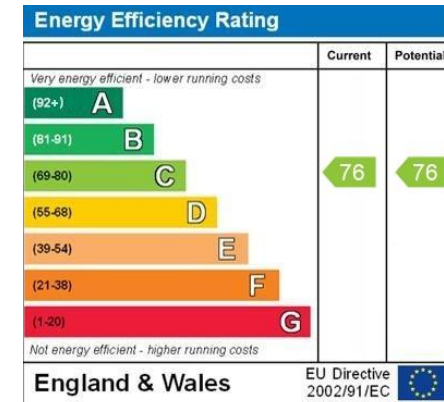
Annual Ground Rent:

Ground Rent Review:

Annual Service Charge: £2550

Service Charge Review:

Council Tax Band B



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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