



- FIRST FLOOR APARTMENT IN IMMACULATE ORDER
- MANY ORIGINAL CHARACTER FEATURES
- SOUTH FACING ENJOYING SEA, ESTUARY AND RURAL VIEWS
- SOUTH FACING RECEPTION ROOM AND KITCHEN
- BEDROOM WITH EN-SUITE WC
- TWO FURTHER BEDROOMS AND STUDY/OFFICE
- WET ROOM/SHOWER ROOM
- PRIVATE GARDEN, PARKING, USEFUL CELLAR

## Hermosa Road, Teignmouth, TQ14 9JZ

Guide Price £360,000

Opportunity to purchase a magnificent first floor apartment offered in immaculate order and benefitting from extensive off-road parking, private south facing gardens and a cellar. This spacious apartment is situated within a period property, conveniently located with easy access to Teignmouth town centre, seafront, beaches, and just a short walk to Shaldon bridge and Teignmouth's mainline railway station. Being south facing, the apartment enjoys sea, estuary and rural views. The apartment has undergone an extensive program of refurbishment and modernisation whilst retaining much of its original character and charm. The tastefully presented apartment briefly comprises; a main reception room/lounge and modern fitted kitchen dining room, both south facing with views of the river and sea, main bedroom with en-suite WC, modern wet room/shower room, two further bedrooms, study/office room, private garden, large cellar, off road parking.



## Property Description

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Wooden entrance door into...

### ENTRANCE VESTIBULE

uPVC double glazed window overlooking the side aspect and garden, obscure glazed door through to...

### ENTRANCE HALLWAY

Original ceiling cornice, radiator. Stairs rising to the...

### SPLIT LEVEL LANDING

With doorway through to...

### INNER HALL

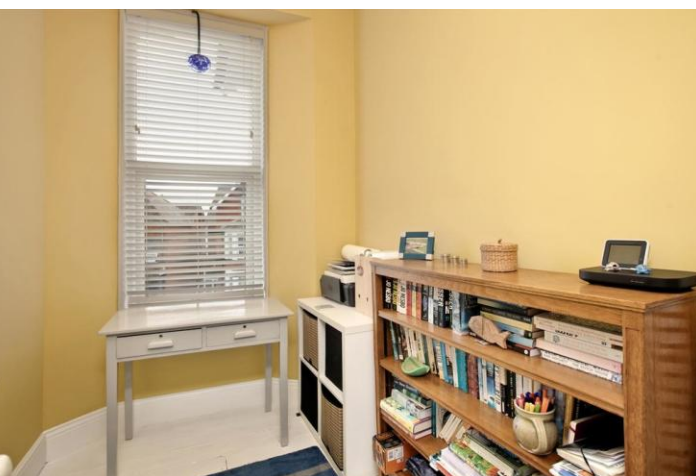
Doors leading to...

### BEDROOM ONE

Dual aspect with uPVC double glazed windows overlooking the side and rear aspect, radiator, hatch and access to loft space. Double doors to deep built in wardrobe with hanging rail and fitted shelving. Door to...

### EN- SUITE WC





WC, circular ceramic wash hand basin set onto wooden counter-top, tiled splash back, mixer tap, shelving below, ladder style towel rail/radiator, recessed spotlighting, fitted extractor.

#### WET ROOM

Fully tiled walls and floor, shower enclosure with glazed shower screen, fitted dual function shower, wall hung oval wash hand basin, low level WC, uPVC smoked glazed window, ladder style towel rail/radiator, mirror fronted medicine cabinet, recessed spotlighting.

#### MAIN LANDING

A spacious main landing with high level uPVC double glazed window. Doors to...

#### SITTING ROOM/LOUNGE

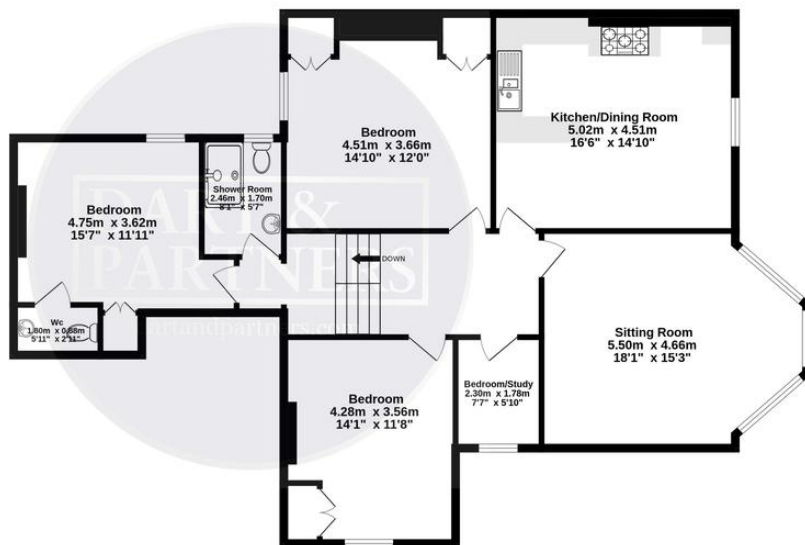
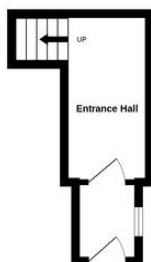
A delightful reception room with uPVC double glazed bay window with south facing views over the gardens and the nearby river Teign estuary taking in Shaldon and open farmland beyond, and with views towards Teignmouth's back beach and out to sea. Original coving, radiator.

#### KITCHEN/DINING ROOM

A superb kitchen/dining room with modern kitchen fitted with a range of cupboard and drawer base units under wooden counter tops, one and a half bowl stainless steel drainer sink unit with mixer tap over, integrated dishwasher, space and plumbing for washing machine, tiled splash backs, brushed chrome electric double oven, five ring gas hob with corresponding splash back and chimney style extractor hood, corresponding eye level units with under counter lighting, space for upright fridge freezer, larder style unit with sliding shelving and housing a wall hung Vokera gas boiler providing the domestic hot water supply and gas central heating throughout the property. Tiled flooring. In the dining area there is space for table and chairs. Radiator, recessed spotlighting, original coving, uPVC double glazed window enjoying the south facing river, rural and sea views taking in Teignmouth's back beach and the Ness.

Ground Floor  
9.5 sq.m. (102 sq.ft.) approx.

1st Floor  
116.1 sq.m. (1250 sq.ft.) approx.



TOTAL FLOOR AREA : 125.6 sq.m. (1352 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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### BEDROOM TWO

uPVC double glazed window to rear aspect, radiator. Feature original cast iron fireplace and fire grate with wooden mantle and surround. Fitted high gloss floor to ceiling wardrobes/storage with hanging rails and fitted shelving either side of the chimney breast.

### BEDROOM THREE

uPVC double glazed window to side aspect, views to the river Teign estuary, Shaldon and rolling hills beyond. Radiator. Original cast iron fireplace with wooden mantle and surround.

### OFFICE/STUDY

uPVC double glazed window overlooking the front aspect with views to the Teign estuary and beyond. Radiator, stripped wooden flooring, hatch to loft space.

### OUTSIDE

The property is approached over a concrete driveway



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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