



## Carlton Place, Teignmouth, TQ14 8FQ

£350,000

Opportunity to purchase a delightful penthouse apartment with superb views across Teignmouth promenade and out to sea taking in the Den and the pier. With three private balconies/terraces and secure allocated parking. Lift and stair access to the upper floor. The tastefully decorated accommodation briefly comprises; a superb open plan reception area/kitchen with access onto balcony, two bedrooms with one en-suite, modern bathroom, situated conveniently with level access to all local amenities. The apartment is situated in Phase 1 of St Joseph's Court and is offered with **NO ONWARD CHAIN**.

- A DELIGHTFUL PENTHOUSE APARTMENT
- CONVENIENTLY SITUATED FOR ACCESS TO ALL LOCAL AMENITIES
- NO ONWARD CHAIN
- A SUPERB OPEN PLAN RECEPTION AREA/KITCHEN
- VIEWS ONTO TEIGNMOUTH PROMENADE TAKING IN THE PIER AND OUT TO SEA
- ACCESS ONTO A PRIVATE BALCONY FROM THE RECEPTION ROOM
- TWO BEDROOMS, ONE EN-SUITE, MODERN BATHROOM
- BOTH BEDROOMS HAVE PRIVATE TERRACES/BALCONIES



## Property Description

Secure telephone entry control unit, uPVC double glazed door into...

### COMMUNAL ENTRANCE

Tastefully decorated and with access through to the secure parking. Stairs and lift up to the...

### THIRD FLOOR PENTHOUSE

#### APARTMENT 11

#### ENTRANCE HALLWAY

Wall mounted telephone entry control unit. Two radiators. Door through to...

A delightful open plan living space with RECEPTION AREA and KITCHEN.

#### RECEPTION AREA

Recessed spotlighting, radiator, uPVC double glazed sliding patio doors with outlook and access onto a PRIVATE SUN TERRACE/BALCONY and enjoying delightful views across the Den onto the promenade taking in the pier and out to sea.

#### BALCONY

An L-shaped balcony enjoying the far reaching sea views with composite decking and attractive balustrading. Views in a westerly direction to rural Bishopsteignton, across Teignmouth to St Michael's church and out to sea.

#### KITCHEN

A well appointed kitchen with wooden fronted cupboard and drawer base units with integral appliances including fridge, freezer, electric oven, five ring gas hob with chimney style extractor over, and dishwasher. Granit work tops with corresponding splash backs, circular sunken sink unit with mixer tap over, corresponding eye level units, under counter lighting, larder style unit, integrated washer dryer, wall hung Baxi gas boiler providing the domestic hot water supply and





gas central heating throughout the property. Corresponding central island with base units, breakfast bar and additional granite counter tops. Views across the Den to Teignmouth promenade, taking the pier and out to sea are also enjoyed from the kitchen area.

#### **BEDROOM ONE**

Currently in use as a second reception room/dining room. Dual aspect with two uPVC double glazed windows to rear with views across neighbouring properties to rural Bishopsteignton and inland towards Dartmoor. Radiator. Two built in double wardrobes with hanging rail and fitted shelving. Door to en-suite shower room. uPVC double glazed sliding patio doors with access to a generously sized enclosed and PRIVATE DECKED TERRACE/ROOF GARDEN with views inland and towards Shaldon. Obscure glazed balustrading. Offering a high degree of privacy and sedusion. Outside water tap.



#### **EN-SUITE SHOWER ROOM**

Modern shower room, fully tiled to walls and floor, suite comprising corner shower cubicle, sliding glazed door and screen, fitted shower, pedestal wash hand basin, WC, ladder style towel rail/radiator, fitted extractor.

#### **BEDROOM TWO**

Range of fitted bedroom furniture in addition to a built in wardrobe, radiator, uPVC double glazed French patio doors onto a PRIVATE BALCONY with obscure glazed balustrading and with similar views to that of bedroom one.



#### **BATHROOM**

Fully tiled to floor and walls, double ended bath with central mixer tap and shower attachment, two ladder style towel rail/radiators, concertina shower screen, pedestal wash hand basin, wall hung WC with concealed plumbing, tiled display shelving, fitted extractor, illuminated mirror.

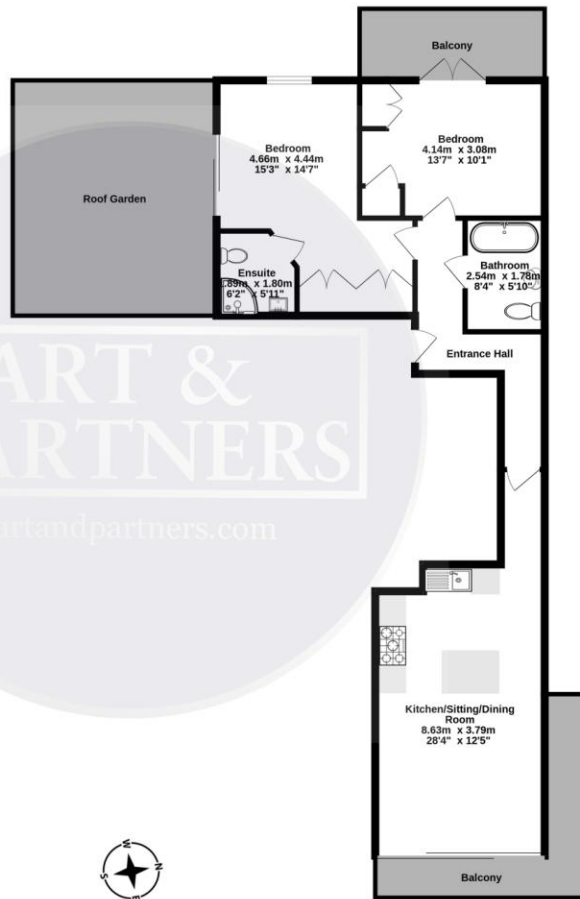
#### **OUTSIDE**

Apartment 11 benefits from SECURE PARKING through electronically operated gates. From the parking area there is a

Store Room  
4.3 sq.m. (46 sq.ft.) approx.

3rd Floor  
79.4 sq.m. (740 sq.ft.) approx.

Store Room  
2.33m x 1.84m  
7'8" x 6'0"



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TOTAL FLOOR AREA : 74.9 sq.m. (806 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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door to a COMMUNAL CORRIDOR with access to PRIVATE STORE ROOM with lighting, providing superb and ample storage space.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 990 YEARS REMAINING (APPROX)

Annual Ground Rent: £50

Ground Rent Review: unknown

Annual Service Charge: £1740 in 2023

Service Charge Review:

Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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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