



- IMMACULATELY PRESENTED GARDEN APARTMENT
- CONVENIENTLY SITUATED FOR ACCESS TO TOWN AND BEACH
- ENTRANCE CONSERVATORY, OPEN PLAN RECEPTION AREA
- MODERN FITTED KITCHEN, AMPLE STORAGE
- DOUBLE BEDROOM OVERLOOKING THE GARDEN
- RECENTLY INSTALLED BATHROOM
- A RATED ELECTRIC HEATING
- PRIVATE GARDEN, ALLOCATED PARKING

Higher Brimley Road, Teignmouth, TQ14 8JU

£185,000

A superb opportunity to purchase a immaculately presented garden apartment with off road parking and conveniently situated in close proximity to Teignmouth town centre and just a short walk from the seafront and beaches along with easy access to Teignmouth's mainline railway station. Having undergone recent renovations including a modern fitted kitchen, recently installed bathroom and A rated electric heating. The apartment being one of four within a character building has its own independent access and appealing private garden/sun terrace.



Property Description

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uPVC entrance door into...

ENTRANCE CONSERVATORY

Of uPVC construction with pleasant views over the gardens and approach, quarry tiled flooring, uPVC double glazed door and corresponding side screen leading to a...

RECEPTION ROOM

A superb reception area comprising LOUNGE with wall hung A rated gel filled Havaland electric radiator, feature arch with display shelving, fireplace with attractive marble fire surround with corresponding hearth. DINING AREA with space for table and chairs. Feature arched hatch through to the kitchen. Doorway to the...

INNER HALLWAY

Electric radiator, solid oak double doors to storage/cloaks cupboard with fitted shelving and hanging rail, further solid oak door to additional storage cupboard housing a Tornado hot water cylinder. Doorway into...

MODERN FITTED KITCHEN

Range of cupboard and drawer base units under rolled edge counter tops with metro style tiled splash backs, space and plumbing for washing machine. space for cooker, integrated wine rack, space for under counter fridge and freezer, corresponding eye level units with under counter lighting, fitted extractor, one and a half bowl stainless steel sink unit with mixer tap over, high level uPVC double glazed window





with deep display sill.

BEDROOM

uPVC double glazed window overlooking the gardens, electric radiator.

MODERN FITTED BATHROOM

Suite comprising P-shaped shower bath with fitted dual function shower, glazed shower screen, WC with concealed plumbing, wash hand basin set into high gloss vanity unit, fitted extractor, ladder style electric towel rail/radiator, illuminated mirror.

OUTSIDE

To the front of the property there is an ALLOCATED OFF ROAD PARKING SPACE. From the parking area there is gated access and a pathway which leads to a gated and pillared access to a delightful private Mediterranean style garden enjoying the morning and evening sun. The gardens are a particular feature to the property and have been designed with ease of maintenance in mind. Paved patio/seating area with surrounding slate beds. Stepping stones lead to the main entrance and continue to a further seating area. Garden shed. There is a delightful decked area with pergola balustrading with floral insets. Inset solar lighting providing a wonderful covered seating/dining area with views over neighbouring properties. The garden is completely private and is for the sole use of Number 1.



MATERIAL INFORMATION - Subject to legal verification

Leasehold/Shared Freehold:

Length of Lease: 89 years remaining

Annual Ground Rent: N/A 1/4 Share of Freehold owner

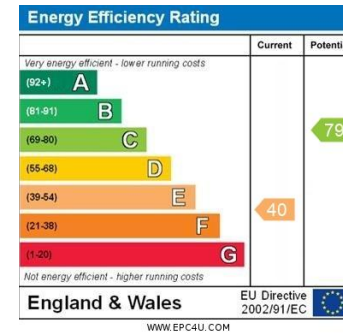
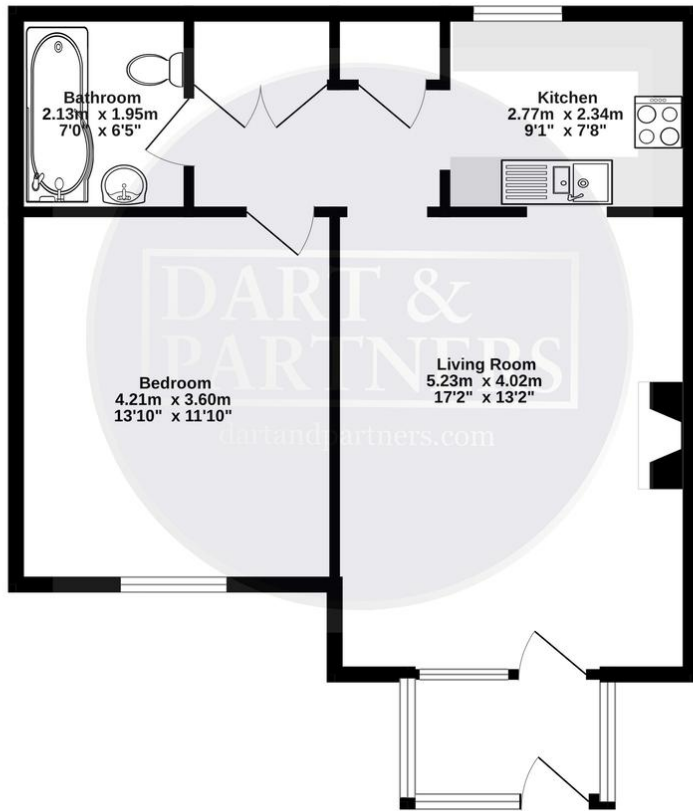
Ground Rent Review: N/A

Annual Service Charge: Ad Hoc

Service Charge Review:

Council Tax Band A

Ground Floor
55.9 sq.m. (602 sq.ft.) approx.



TOTAL FLOOR AREA : 55.9 sq.m. (602 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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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