



- A FANTASTIC COASTAL APARTMENT SET IN A SOUGHT AFTER DEVELOPMENT
- OUTSTANDING SEA VIEWS AND GOOD ACCESS TO LOCAL BEACHES
- RECESSED ENTRANCE, RECEPTION HALLWAY
- MAIN RECEPTION WITH ACCESS ONTO SUN TERRACE
- MODERN FITTED KITCHEN
- TWO BEDROOMS, SHOWER ROOM, CLOAKROOM
- GARAGE, ADDITIONAL GARAGE AND WORKSHOP
- BEAUTIFUL COMMUNAL GARDENS

**Dunmore Drive, Shaldon, TQ14 0BS**

**Guide Price £400,000**

5 Dunmore Court is beautifully set in the favoured front part of the highly sought after Dunmore Court development on an elevated position above the sought after coastal village of Shaldon. The position offers relatively close access to the beaches and village and the principal room and expansive private sun terrace enjoy truly breathtaking sea and coastal views.





## Property Description

### LOCATION

The Dunmore Court development is beautifully situated in an elevated position above the sought after coastal village of Shaldon. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include the Ness House Hotel, which is a short walk away from Dunmore Court and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and a water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent, a wider range of amenities and a mainline rail link to London Paddington.

Recessed entrance with tiled floor, doors to deep useful storage cupboards with external power, hot and cold water supply, courtesy lighting, obscure glazed entrance door into...

### APARTMENT 5

Door through to...

### RECEPTION HALLWAY

A delightful reception hallway with tiled flooring, walls tiled to dado height, two radiators, feature stone fireplace with inset electric coal effect fire, recessed spotlighting throughout. Door to linen cupboard with slatted shelving, radiator. Door to store cupboard housing a wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Attractive feature archways and fitted base and eye level cupboards with tiled display sill. Doors to...

### MAIN RECEPTION

Part tiled flooring, under floor heating, recessed spotlighting, uPVC double glazed windows and French patio doors with commanding views over the surrounding area towards the sea and coastline taking in the Parson and Clerk, Sandy Bay and







stretching along the Jurassic coastline. Access onto the private sun terrace. Feature archway with recessed display shelving. Base units, feature fireplace with mantle over, electric coal effect heater, further base units with tiled counter tops, corresponding eye level units, further display shelving, glazed fronted display cabinets.

#### **SUN TERRACE**

Tiled sun terrace with attractive timber, glazed and steel balustrading taking in the stunning views. Two electronically operated automatic awnings, external hot and cold water supply, power and lighting.

From the hallway, archway through to...



#### **MODERN FITTED KITCHEN**

Extensive range of cupboard and drawer base units under granite work surfaces incorporating DeDietrich double oven and microwave, induction hob with concealed extractor over, integrated washer dryer, Franke ceramic sink unit with waste disposal, mixer tap over, fully tiled walls, under counter lighting, corresponding eye level units, integrated wine rack, uPVC obscure double glazed window, granite breakfast bar, tiled flooring, unit housing upright fridge freezer.

#### **BEDROOM ONE**

Comprehensive range of fitted bedroom furniture including wardrobes, dresser with pelmet with inset lighting, bedside cabinets and overhead bridge. Radiator, uPVC double glazed window and door with outlook enjoying the aforementioned views and giving access to the enclosed sun terrace.

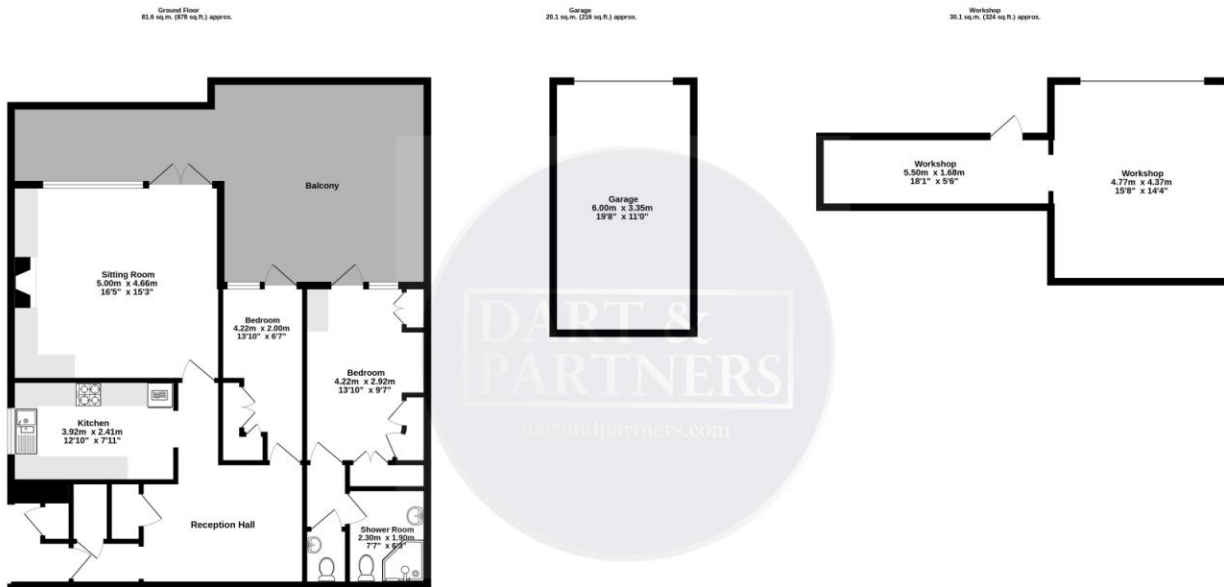
#### **BEDROOM TWO**

Radiator, uPVC double glazed window and door with outlook and access onto the sun terrace enjoying far reaching sea and coastal views. Range of fitted wardrobes.

#### **MODERN FITTED BATHROOM**

Fully tiled floor and walls, suite comprising a wall hung circular wash hand basin, shaver socket, mirror fronted medicine cabinet, circular WC, Matki shower cubicle with solid glass door/screen, fitted rain Matki shower, additional hand held attachment, recessed shelving, fitted extractor, radiator.





### CLOAKROOM

Fully tiled walls and floor, low level WC, mirror fronted medicine cabinet, display shelving, part recessed wall hung wash hand basin, fitted extractor.

### OUTSIDE

The development is surrounded by beautiful mature communal gardens with sweeping lawns, well stocked with a variety of shrubs and trees. Shared steps and pathways lead out onto the Ness car park giving convenient access to the tunnel to Smugglers Beach and access to the coast west coast path. Set in the shared entrance area there is parking and visitors parking.

### GARAGE

Number 5 benefits from a larger than average GARAGE. Situated in a nearby block, with metal up and over door, insulated roof.

### ADDITIONAL GARAGE AND WORKSHOP/BOAT HOUSE

In addition to the garage number 5 is the only apartment in the development which offers a rare opportunity of an additional garage and workshop, accessed via the Ness car park and situated below the sun terrace. Within the workshop and garage there is power, lighting, hot and cold water supply.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 200 years

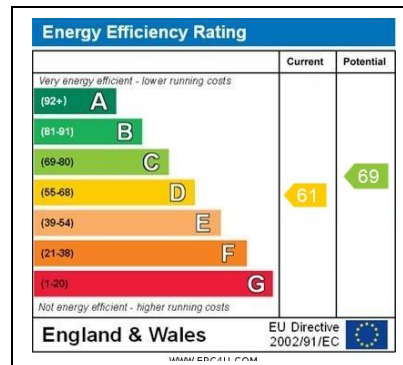
Annual Ground Rent: £11

Ground Rent Review :

Annual Service Charge: £1200

Service Charge Review :

Council Tax Band D



**TOTAL FLOOR AREA : 131.8 sq.m. (1419 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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