



- CONVENIENTLY LOCATED PURPOSE BUILT APARTMENT
- SITUATED CLOSE TO TOWN, BEACHES AND ALL AMENITIES
- ENTRANCE HALLWAY
- LOUNGE WITH ACCESS ONTO PRIVATE BALCONY
- KITCHEN
- ONE DOUBLE BEDROOM
- BATHROOM
- NO ONWARD CHAIN

Clay Lane, Teignmouth, TQ14 8FW

£140,000

This purpose built apartment is conveniently located with easy access to Teignmouth town centre, seafront and beaches within just a few minutes walk. The accommodation briefly comprises; entrance hallway, lounge, private balcony, kitchen, double bedroom, bathroom.

Offered for sale with **NO ONWARD CHAIN.**



Property Description

Entrance door to...

APARTMENT 3

ENTRANCE HALLWAY

LVT flooring, radiator. Doors to...

LOUNGE

Continuation of wood effect vinyl flooring. Double glazed French patio doors and corresponding double glazed side screens with an outlook to the front aspect and with access onto a PRIVATE BALCONY. Radiator, wall mounted telephone entry control unit.

PRIVATE BALCONY

Stainless steel balustrading, courtesy lighting.

KITCHEN

Cupboard and drawer base units under laminate rolled edge counter tops, single drainer stainless steel sink unit, space for cooker, further under counter appliance space, plumbing for washing machine, space for upright fridge freezer, tiled splash backs, double glazed window to rear aspect, corresponding eye level units, wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property, radiator.

BEDROOM

Double glazed window to rear, radiator.

BATHROOM

Panelled handled bath, mixer tap and shower attachment, tiled to bath/shower area, pedestal wash hand basin, low level WC, fitted extractor, chrome effect ladder style towel rail/radiator.

OUTSIDE

Apartment 3 is approached through tastefully decorated and well presented communal hallways. Level access to





Apartment 3. Attractive communal paved terrace which is south facing with glimpses over Teignmouth town to the Ness. There is pedestrian access from Willow Street and Parson Street.

MATERIAL INFORMATION - Subject to legal verification TBC

Leasehold:

Length of Lease: 999 years from 1st December 2010.

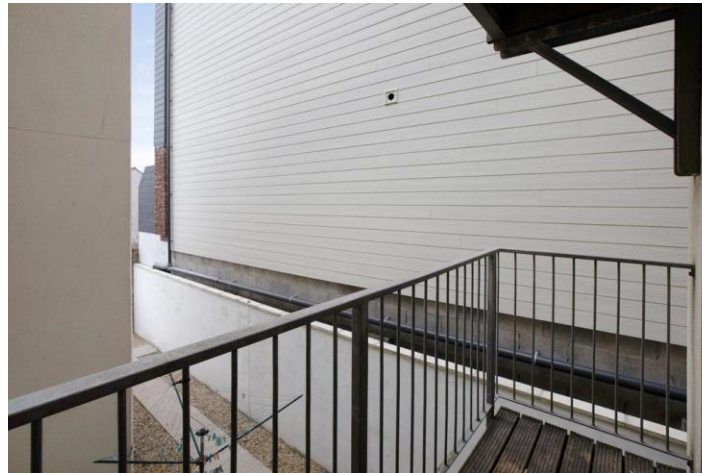
Annual Ground Rent:

Ground Rent Review:

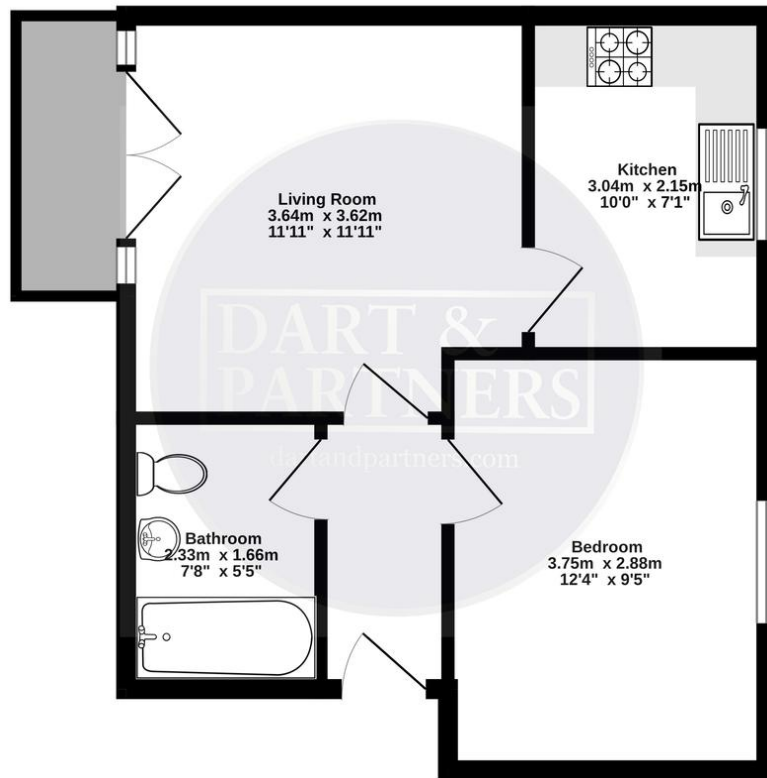
Service Charge: two 6 monthly instalments of £460.00

Service Charge Review:

Council Tax Band A



Ground Floor
37.2 sq.m. (400 sq.ft.) approx.



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

TOTAL FLOOR AREA : 37.2 sq.m. (400 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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