



- TOWN CENTRE MAISONETTE IN PERIOD PROPERTY
- CONVENIENTLY LOCATED FOR AMENITIES AND BEACHES
- STUNNING VIEWS TOWARDS THE RIVER TEIGN ESTUARY
- SITTING ROOM/LOUNGE
- KITCHEN
- TWO BEDROOMS WITH RIVER VIEWS FROM BEDROOM ONE
- BATHROOM
- ADDITIONAL COMMUNAL STORAGE SPACES
- GENEROUS CEILING HEIGHT THROUGHOUT

Powderham Terrace, Teignmouth, TQ14 8BL Guide Price £200,000

A rare opportunity to acquire a town centre maisonette with level access to all local amenities and with both front and rear accesses from Powderham Terrace and Strand. The maisonette itself forms part of a magnificent Grade 2 Listed period property situated on Teignmouth's seafront with access to both the seafront and promenade and a few steps away from Teignmouth's river beach. The accommodation briefly comprises; sitting room/lounge, kitchen, two bedrooms and bathroom, stunning views are enjoyed towards the river Teign estuary.



Property Description

Door to...

APARTMENT 4

Door to...

SITTING ROOM/LOUNGE

Wall mounted telephone entry control system, uPVC double glazed picture window to side aspect, two radiators, cast iron fireplace with wooden mantle and surround. Door leading through to...

KITCHEN/BREAKFAST ROOM

Cupboard and drawer base units under laminate rolled edge work surfaces, plumbing for washing machine, under counter appliance space, integrated electric oven and four ring ceramic hob with concealed extractor over, tiled splash backs, corresponding eye level units, useful under stairs storage area, further appliance space, uPVC double glazed window overlooking the rear aspect with superb views through Foresters Terrace to the nearby river Teign estuary taking in the Salty, Shaldon and open farmland beyond. Wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property.

Stairs rising to the...



FIRST FLOOR

Radiator. Door to...

BEDROOM ONE

uPVC double glazed window to rear aspect taking in a wonderful view to the river Teign estuary, Salty, Shaldon, Shaldon bridge and heading inland towards Dartmoor. Radiator.

BEDROOM TWO

uPVC double glazed window to side aspect. Radiator.



BATHROOM

uPVC obscure double glazed window, low level WC, corner bath, tiled to shower/bath enclosure, mixer tap and shower attachment, pedestal wash hand basin, shaver light and socket, radiator, recessed spot lighting.

MATERIAL INFORMATION - Subject to legal verification

Tenure: Mix (e.g. combination of freehold and leasehold)

Length of Lease: circa 974 years remaining as it was 999 years at inception in year 1999 or 2000

Annual Ground Rent:

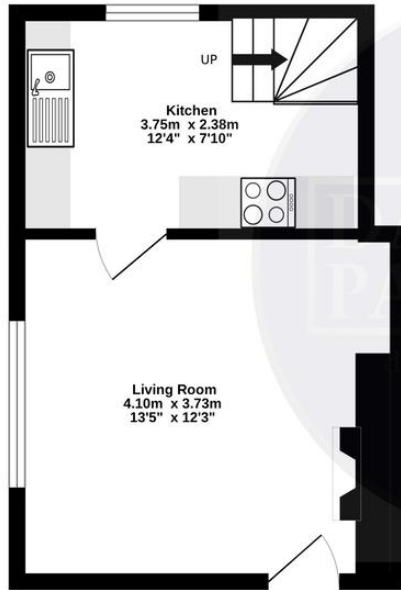
Ground Rent Review:

Annual Service Charge: amount payable £1,000-£2,000. Usually annual maintenance fee is £1,000 but this year (May 2024-May 2025) is £1,000 + another £1,000 due on September 2024 as there was substantial expenditure painting the front and rear of the building.

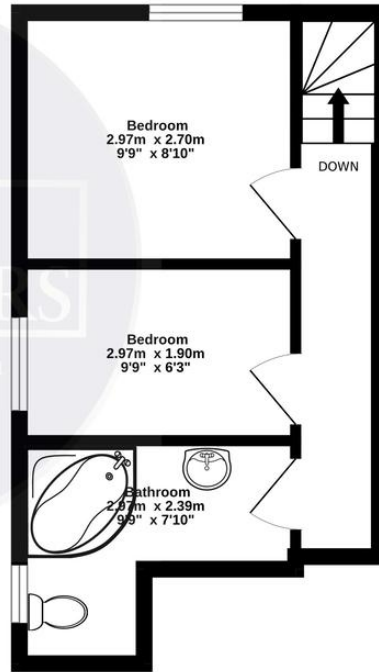
Service Charge Review: exact amount is to be agreed by all flat owners in amicable management meetings.

Council Tax Band B

Ground Floor
23.1 sq.m. (248 sq.ft.) approx.



1st Floor
24.3 sq.m. (262 sq.ft.) approx.



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TOTAL FLOOR AREA : 47.4 sq.m. (510 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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		



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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