



- DELIGHTFUL SECOND FLOOR APARTMENT WITH FAR REACHING SEA AND COASTAL VIEWS
- L-SHAPED ENTRANCE HALLWAY WITH USEFUL STORAGE, LIFT AND STAIR ACCESS
- MODERN KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- LOUNGE DINER, ENCLOSED BALCONY
- TWO DOUBLE BEDROOMS, ONE WITH EN-SUITE
- MODERN BATHROOM
- COMMUNAL GARDENS, PARKING

## Teignmouth Road, Teignmouth, TQ14 8SS

£350,000

Opportunity to purchase a delightful second floor apartment situated in a much sought after residential location and having the benefit of far reaching views along the coast and out to sea. St John's Court is set in communal gardens with both allocated and visitors parking. The apartment is accessed via a secure entry-phone system. There is tastefully decorated communal hallway with stairs and lift access. The accommodation is bright and spacious with generous reception area and a private enclosed balcony, modern fitted kitchen breakfast room



## Property Description

Opportunity to purchase a delightful second floor apartment situated in a much sought after residential location and having the benefit of far reaching views along the coast and out to sea. St John's Court is set in communal gardens with both allocated and visitors parking. The apartment is accessed via a secure entry-phone system. There is tastefully decorated communal hallway with stairs and lift access. The accommodation is bright and spacious with generous reception area and a private enclosed balcony, modern fitted kitchen breakfast room and bathrooms, there are two double bedrooms, gas central heating and uPVC double glazing is installed throughout. the apartment is offered with NO ONWARD CHAIN.

Recessed entrance porch with telephone entry control unit, uPVC double glazed door with corresponding side panels into a welcoming communal hallway. Access via either lift or stairs to the second floor.

Door to...

### APARTMENT 6

#### ENTRANCE HALLWAY

L-shaped entrance hallway with radiator, door to deep linen/storage cupboard with fitted shelving. Doors to...

#### LOUNGE/DINING ROOM

A superb open plan lounge dining room with two radiators, uPVC double glazed window with panoramic views out to sea extending along the Babbacombe coastline to the Orestone and towards the Jurassic coastline. uPVC double glazed French patio doors enjoying the aforementioned sea views and accessing a private balcony.

#### BALCONY

Canopied balcony with courtesy lighting, steel and glazed balustrading, enjoying the appealing coastal and sea views.





#### KITCHEN/BREAKFAST ROOM

uPVC double glazed window overlooking the rear aspect with pleasant views into the communal gardens. Range of modern fitted cupboard and drawer base units under laminate work surfaces, integrated fridge, integrated freezer, Neff electric oven, integrated washer dryer and Neff dishwasher, ceramic drainer sink unit with mixer tap over, tiled splash backs, corresponding eye level units, under counter lighting, corner display shelving, concealed extractor hood, space for upright fridge freezer, space for table and chairs, recessed spotlighting, radiator, fitted extractor, wall hung Glow Worm gas boiler providing the domestic hot water supply and gas central heating throughout the property.



#### BEDROOM ONE

uPVC double glazed window overlooking the front aspect and enjoying the sea and coastal views. Radiator. Door to en-suite.

#### EN-SUITE

Tiled shower enclosure with glazed door/screen, fitted Bristan shower, ladder style towel rail/radiator, pedestal wash had basin, WC, radiator, uPVC obscure double glazed window, fitted extractor, mirror fronted medicine cabinet.

#### BEDROOM TWO

uPVC double glazed window overlooking the rear aspect and communal gardens. Radiator.



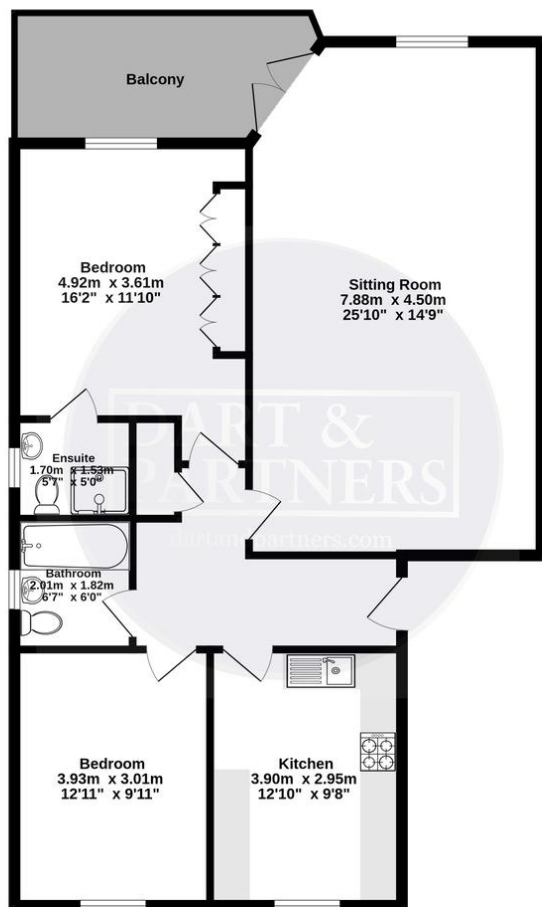
#### BATHROOM

Part tiled walls, panelled handled bath, mixer tap shower attachment over, pedestal wash hand basin, low level WC, radiator, uPVC obscure double glazed window, shaver socket, fitted extractor.

#### OUTSIDE

Sweeping drive to the front of the property with ALLOCATED OFF ROAD PARKING plus visitors spaces. The gardens to the front have been attractively landscaped. Exterior lighting. to the rear there is access to a communal garden, currently laid to lawn with a rear boundary of mature shrubs and

Ground Floor  
89.4 sq.m. (962 sq.ft.) approx.



TOTAL FLOOR AREA : 89.4 sq.m. (962 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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hedging.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease:

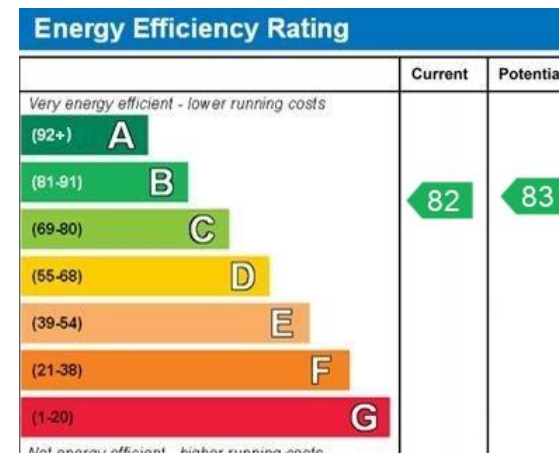
Annual Ground Rent:

Ground Rent Review:

Annual Service Charge:

Service Charge Review:

Council Tax Band D



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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