

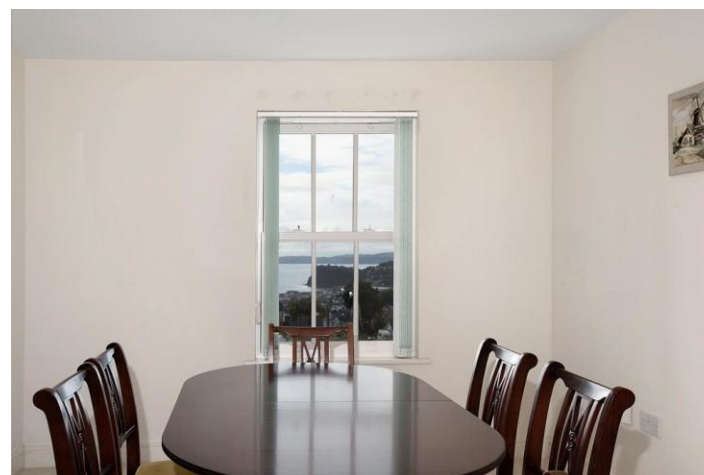


- LUXURY APARTMENT IN HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- COMMANDING SEA, ESTUARY AND RURAL VIEWS
- LOUNGE DINING ROOM
- PRIVATE SOUTH FACING BALCONY
- MODERN FITTED KITCHEN
- BEDROOM WITH EN-SUITE AND WALK IN WARDROBE
- BEDROOM TWO/DINING ROOM, BATHROOM
- ALLOCATED OFF ROAD PARKING
- NO ONWARD CHAIN

New Road, Teignmouth, TQ14 8WL

Guide Price £275,000

We are pleased to offer to the market this luxury two bedroom apartment located in a highly sought after residential location. Kiniver Court is a gated development of extremely well appointed properties built by Messrs Midas Homes. Number 6 is located at the front of the building with its own private balcony enjoying commanding views. The accommodation briefly comprises; lounge dining room, private south facing balcony, modern fitted kitchen, bedroom with en-suite and walk in wardrobe, second bedroom/dining room, bathroom, allocated parking. No onward chain.



Property Description

Secure recessed entrance to a...

COMMUNAL HALLWAY

Wooden front door into...

APARTMENT 6

L-SHAPED ENTRANCE HALL

With LVT flooring which extends through to the reception and kitchen. Wall hung video entry control system, recessed spotlighting, door to store cupboard with slatted shelving, further cloaks cupboard. Door to...

OPEN PLAN LOUNGE DINING ROOM

uPVC double glazed French patio doors and sash windows to either side enjoying superb south facing views across Teignmouth to Teignmouth town taking in the river Teign, Shaldon, open farmland beyond, the Ness, along the Babbacombe coastline to the Orestone and out to sea. Access to a private BALCONY. Two radiators, wall hung electric fire, ceiling and wall lights. Open through to the...

MODERN FITTED KITCHEN

Cupboard and drawer base units under counter tops with matching splash backs, integrated washing machine, dishwasher, electric oven, ceramic hob, one and a half bowl sink unit with mixer tap over, integrated fridge and freezer, corresponding eye level units with under counter lighting, concealed extractor hood, integrated microwave, recessed spotlighting, cupboard housing a wall hung gas boiler providing the domestic hot water supply and gas central heating throughout the apartment.

BALCONY

Accessed from the lounge dining room. Canopied private balcony with attractive steel balustrading, enjoying the superb south facing sea, estuary, coastal and rural views extending inland towards Dartmoor.



BEDROOM ONE

uPVC double glazed sash window overlooking the front aspect and enjoying the aforementioned southerly views. Radiator. Fitted double wardrobe with mirror.

SEPARATE WALK IN DRESSING ROOM with fitted shelving and hanging rails.

From the bedroom, door to...

EN-SUITE WET ROOM

With tiled walls, shower area with fitted shower, WC, pedestal wash hand basin, ladder style towel rail/radiator, fitted mirror, shaver socket, recessed spotlighting, fitted extractor.



BEDROOM TWO

Currently used as a dining room with uPVC double glazed sash window facing south enjoying the sea, estuary, coastal and rural view. Radiator.

BATHROOM

Contemporary white Roca suite with bath, pedestal wash hand basin, low level WC, wall tiled to dado height, fitted mirror, shaver socket, recessed spotlighting, fitted extractor, tiled flooring, ladder style towel rail/radiator.

OUTSIDE

Allocated off road parking.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 199 years from 1.10.2005 - 180 years remaining

Annual Ground Rent: £125

Ground Rent Review: 25 years

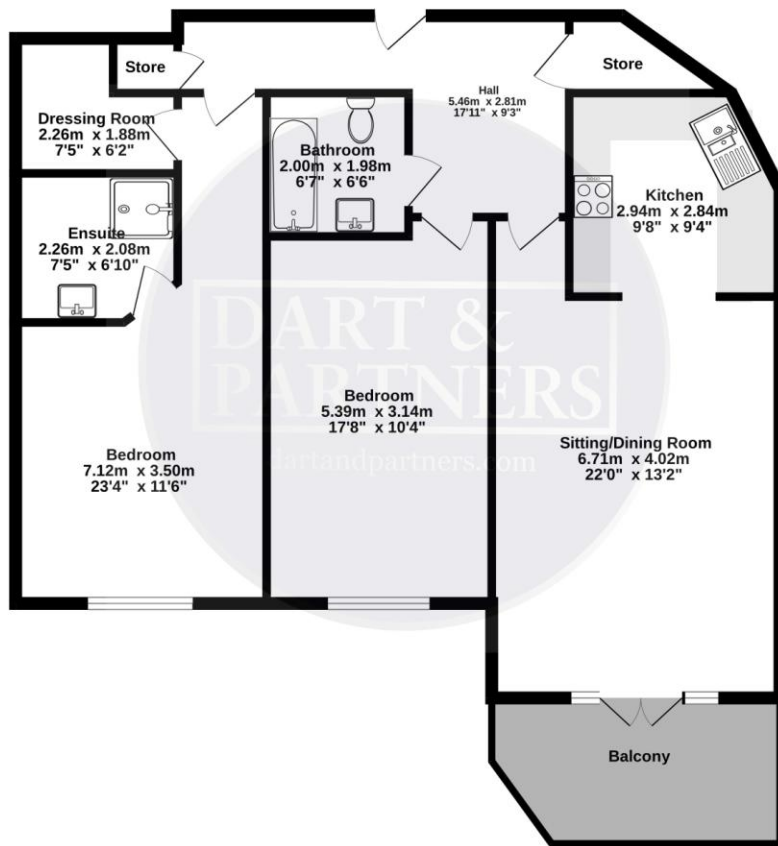
Annual Service Charge: £3112.92

Service Charge Review:

Council Tax Band D

EPC rating B





TOTAL FLOOR AREA : 90.0 sq.m. (969 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	81	85
(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		



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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