



- FREEHOLD AND FIVE APARTMENTS
- SITUATED ON TEIGNMOUTH SEAFRONT
- COMMANDING SEA AND COASTAL VIEWS
- EXTENSIVE PARKING FACILITY
- LEVEL WALK TO ALL LOCAL AMENITIES
- EXCELLENT INVESTMENT
- OPPORTUNITY OF HOME AND INCOME

Courtenay Place, Teignmouth, TQ14 8AY

Guide Price £700,000

A superb and rare opportunity of this exciting investment property being the Freehold and five apartments set in a prime seafront position with immediate access to Teignmouth's promenade and sandy beach. With commanding panoramic views which take in the promenade, pier, Ness and extending from Lyme Bay across the Babbacombe coastline and out to sea. With level access to the town centre amenities and a short walk from Teignmouth's mainline railway station.



Property Description

PROPERTY DESCRIPTION

The Freehold of Princess House and five of the seven apartments. Princess House is a prominent Victorian property set on the seafront with all the local seaside amenities including the beach, pier, promenade and river beach as good as "on the door step". The property has previously operated as holiday lets and in more recent times residential accommodation. For sale is the Freehold of Princess House and five apartments. The apartments face the promenade and the accommodation comprises; Communal entrance hallway, tastefully decorated communal areas with stairs and lift access to all floors. Apartment 2 with reception room, kitchen, bedroom, shower room. Apartments three and four situated on the ground floor both with reception area, kitchen, bedroom and shower room. Apartment five (first floor) with far reaching views, two reception rooms, two bedrooms, shower room and bathroom. Apartment seven (third floor) with reception room, kitchen, bedroom and bathroom.

uPVC obscure double glazed entrance door into...

COMMUNAL ENTRANCE VESTIBULE

Obscure uPVC double glazed window, entrance into the...

COMMUNAL HALLWAYS

Stairs and lift access to the upper floors.

Own independent access to...

APARTMENT TWO

With its own independent access to the front and rear of Princess House. From the car park there are steps down to Apartment Two (Basement Apartment). Access via uPVC double glazed French patio doors into the RECEPTION ROOM: Two uPVC double glazed windows to the front aspect, picture rail, night storage heater, louvre doors to store cupboards. Door to KITCHEN: Base and eye level units under laminate counter tops, two uPVC double glazed windows to rear aspect, night storage heater. Door to rear communal hallway. INNER HALLWAY: Door to BEDROOM: uPVC





double glazed window to front aspect, wall hung electric heater, range of fitted bedroom furniture. **SHOWER ROOM:** Shower enclosure, WC, pedestal wash hand basin, airing cupboard with lagged hot water cylinder, wall hung electric heater, shaver light and socket, fitted extractor. **OUTSIDE** Apartment two has one parking space.

ENTRANCE LEVEL

APARTMENT THREE

ENTRANCE HALLWAY. OPEN PLAN

RECEPTION/KITCHEN: RECEPTION AREA: uPVC double glazed bay window overlooking the front aspect and enjoying far reaching sea views. Night storage heater. Open plan through to the **KITCHEN:** Cathedral style base units under counter tops with one and a half bowl sink unit, mixer tap over, tiled splash backs, corresponding eye level units, extractor, fitted electric oven, four ring electric hob, plumbing for washing machine, breakfast bar, glazed display cabinet, space for upright fridge freezer. **BEDROOM:** uPVC double glazed window to rear aspect, mirror fronted sliding doors to built in wardrobes with hanging rail and fitted shelving, wall hung electric heater. **SHOWER ROOM:** Shower enclosure with fitted Triton shower, fitted extractor, low level WC, pedestal wash hand basin, wall hung electric heater. Airing cupboard with factory lagged hot water cylinder. **OUTSIDE:** Apartment three has one parking space.



APARTMENT FOUR

Situated on the ground floor. Door into the **ENTRANCE HALLWAY:** Door through to: **OPEN PLAN**

RECEPTION/KITCHEN: uPVC double glazed bay window overlooking the front aspect enjoying views out to sea. Night storage heater. Open through to the **KITCHEN** with cupboard and drawer base units, eye level units, glazed display shelving, work surfaces with one and a half bowl sink unit, mixer tap over, tiled splash backs, under counter appliance spaces, electric oven, four ring hob. **BEDROOM:** uPVC double glazed window to rear aspect, wall hung electric heater. **SHOWER ROOM:** Tiled shower enclosure with glazed door/screen, low level WC, pedestal wash hand basin. Door to airing cupboard with factory lagged hot water cylinder.



FIRST FLOOR APARTMENT FIVE

ENTRANCE HALL

Wall mounted telephone entry control unit. Door to storage cupboard. Door to airing cupboard with lagged hot water cylinder. Doors to...

RECEPTION ROOM

uPVC double glazed windows with superb views across the promenade and out to sea taking in the pier, Ness, along the Babbacombe coastline to the Orestone and out to sea, also taking in views of the Jurassic coastline and seafront. Night storage heater, picture rail.

KITCHEN

Range of cupboard and drawer base units under laminate rolled edge work surfaces incorporating one and a half bowl stainless steel drainer sink unit with mixer tap over, plumbing for washing machine, integrated cooker, ceramic hob, attractive tiled splash backs, corresponding eye level units with under counter lighting, extractor hood, breakfast bar, glazed fronted display cabinet, corner display shelving, further appliance spaces, uPVC double glazed window enjoying the aforementioned views across the promenade and out to sea.

SECOND RECEPTION/BEDROOM THREE

uPVC double glazed bay window overlooking the front aspect with far reaching sea and coastal views. Wall mounted night storage heater, feature fireplace with inset electric fire, picture rail.

BEDROOM

uPVC double glazed window to rear aspect, range of mirror fronted sliding doors to built in wardrobes with hanging rails and fitted shelving, wall hung electric heater.

BEDROOM

uPVC double glazed window to rear aspect, wall hung electric heater, picture rail.

SHOWER ROOM

Part tiled walls, shower enclosure with glazed door/screen,

fitted shower, low level WC, pedestal wash hand basin, fitted mirror, wall hung electric heater.

BATHROOM

Panelled handled bath, low level WC, pedestal wash hand basin, walls tiled to dado height, wall hung electric heater, shaver light and socket, fitted mirror.

OUTSIDE

Apartment 5 has two parking spaces.

THIRD FLOOR

APARTMENT SEVEN

Some areas of this apartment have restricted head height. ENTRANCE HALLWAY: Door to deep store cupboard. Wall hung telephone entry control system. Door to RECEPTION ROOM: Dual aspect with uPVC double glazed window to rear aspect, uPVC double glazed window overlooking the promenade with uninterrupted panoramic sea and coastal views. Night storage heater. KITCHEN: uPVC double glazed porthole window with breathtaking views across Teignmouth seafront taking in the promenade, pier, the Ness, the Babbacombe coastline to the Orestone, out to sea and along the Jurassic coast. Base and eye level units, counter tops, one and a half bowl drainer sink unit, appliance spaces. BEDROOM: uPVC double glazed window with enjoying the sea and coastal views across the promenade. Night storage heater. BATHROOM: uPVC obscure double glazed window, pedestal wash hand basin, shaver light and socket, fitted extractor, WC, panelled handled bath. Door to airing cupboard with factory lagged hot water cylinder. Wall hung electric heater.

REAR COMMUNAL HALLWAY

To the rear there is a communal courtyard with uPVC obscure double glazed door and corresponding side panel into a rear communal hallway. Access to the lift to the upper floors. Door to apartment two.

OUTSIDE

To the front of the property is a gravelled car park with nine

allocated spaces plus visitors' space, with six of the nine spaces forming part of this opportunity. From the communal hallway there is access to an enclosed rear courtyard and pedestrian access through to Teignmouth Triangle.

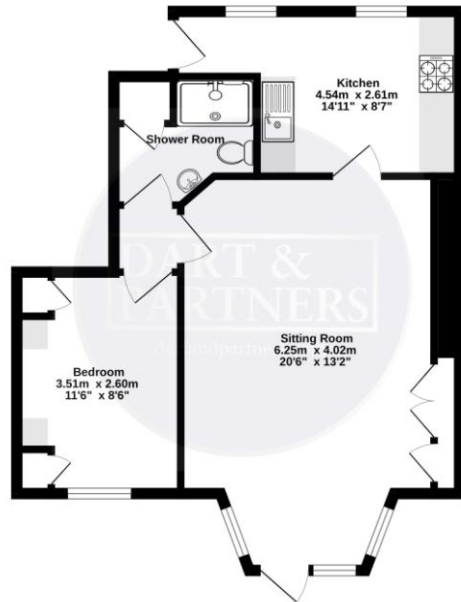
The property offers a wealth of opportunity and viewings are strictly by appointment.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Bands: Flat 2 Band A, Flat 3 Band A, Flat 4 Band A, Flat 5 Band C, Flat 7 Band A

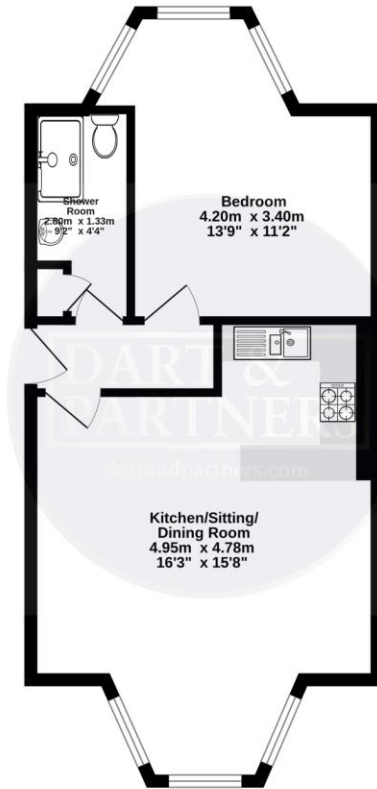
EPC Ratings: Flat 2 D, Flat 3 D, Flat 4 D, Flat 5 D, Flat 7 G



TOTAL FLOOR AREA : 48.1 sq.m. (518 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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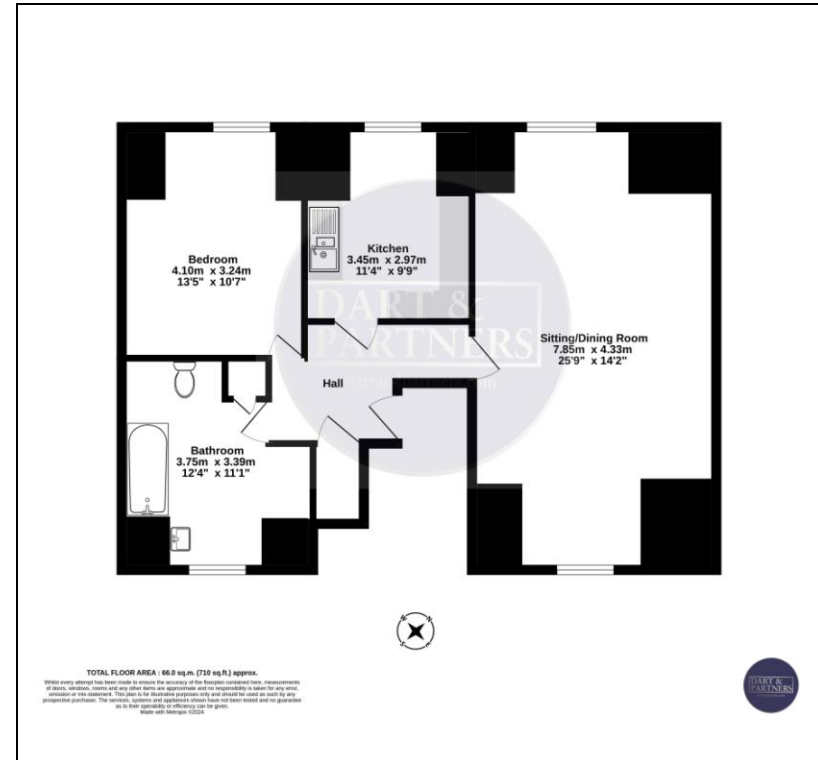
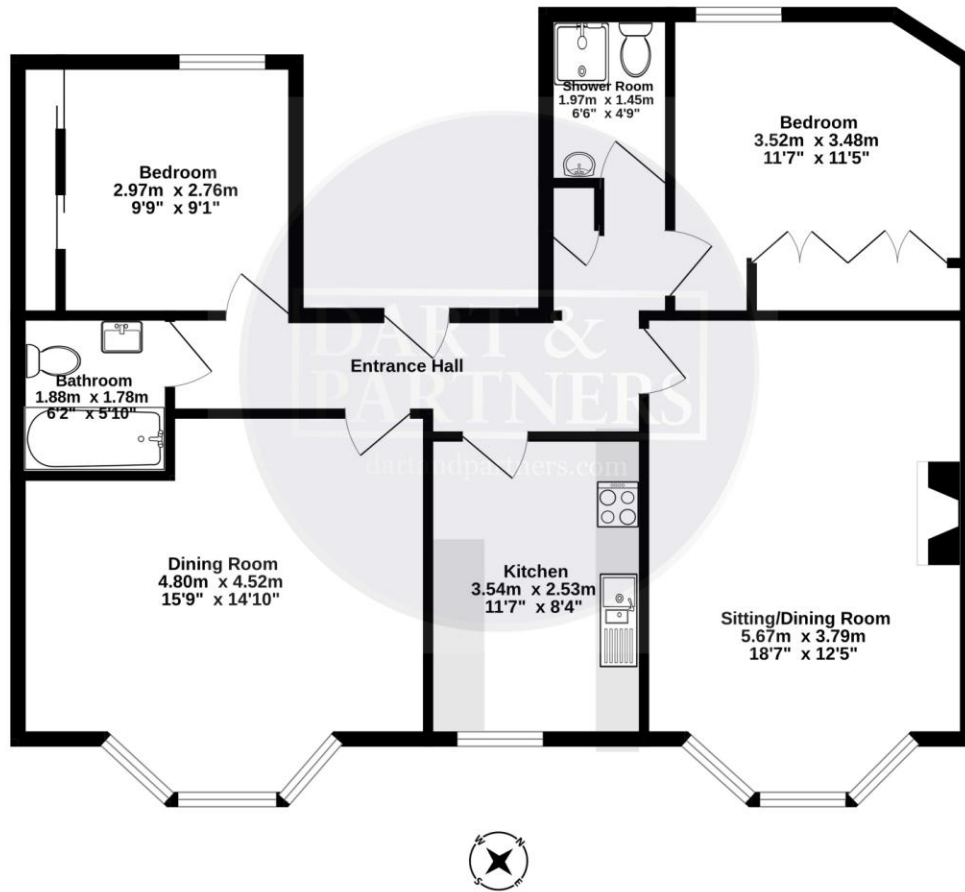


TOTAL FLOOR AREA : 46.9 sq.m. (505 sq.ft.) approx.
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TOTAL FLOOR AREA : 43.0 sq.m. (463 sq.ft.) approx.
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TOTAL FLOOR AREA : 84.2 sq.m. (906 sq.ft.) approx.

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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