



- MODERN PURPOSE BUILT FIRST FLOOR APARTMENT
- CONVENIENTLY LOCATED FOR ACCESS TO TOWN, BEACH AND RAILWAY STATION
- TASTEFULLY DECORATED THROUGHOUT
- OPEN PLAN RECEPTION/KITCHEN
- TWO BEDROOMS
- MODERN BATHROOM

Brook Street, Teignmouth, TQ14 8NS

£195,000

A modern purpose built first floor apartment located in an excellent position with easy access to all local amenities and just a short walk from Teignmouth town centre, seafront and beaches and with Teignmouth mainline railway station within easy level walking distance. This tastefully decorated apartment briefly comprises; an open plan reception/kitchen, two bedrooms and a modern bathroom.

## Property Description

Entrance door into...

### COMMUNAL ENTRANCE HALLWAYS

Stairs rising to the first floor.

Door to...

### APARTMENT THREE

### OPEN PLAN RECEPTION/KITCHEN

#### RECEPTION AREA

Double glazed window overlooking the front aspect. Two radiators. Door to useful store cupboard with wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the property. Spot lighting.

#### KITCHEN

Modern fitted kitchen with high gloss cupboard and drawer base units under laminate rolled edge work surfaces, plumbing for washing machine, integrated brushed chrome electric oven, under counter appliance spaces, laminate rolled edge work surfaces, attractive splash backs, corresponding eye level units, under counter lighting, chimney style extractor, recessed spot lighting, obscure double glazed window, hatch and access to loft space.

#### BEDROOM ONE

Double glazed window to front aspect. Radiator.

#### BEDROOM TWO

Obscure double glazed window. Radiator.

#### BATHROOM

Modern fitted bathroom, contemporary white suite comprising wall hung wash hand basin, low level WC, P-shaped whirlpool bath, fitted multi-function shower, tiled walls and floor, radiator, fitted extractor, recessed spot lighting, fitted mirror.





## OUTSIDE

Access through a communal garden through attractive wrought iron gates leading to the communal entrance.

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Shared Freehold:

Length of Lease: 999 years from early 2000's

Ground Rent Review:

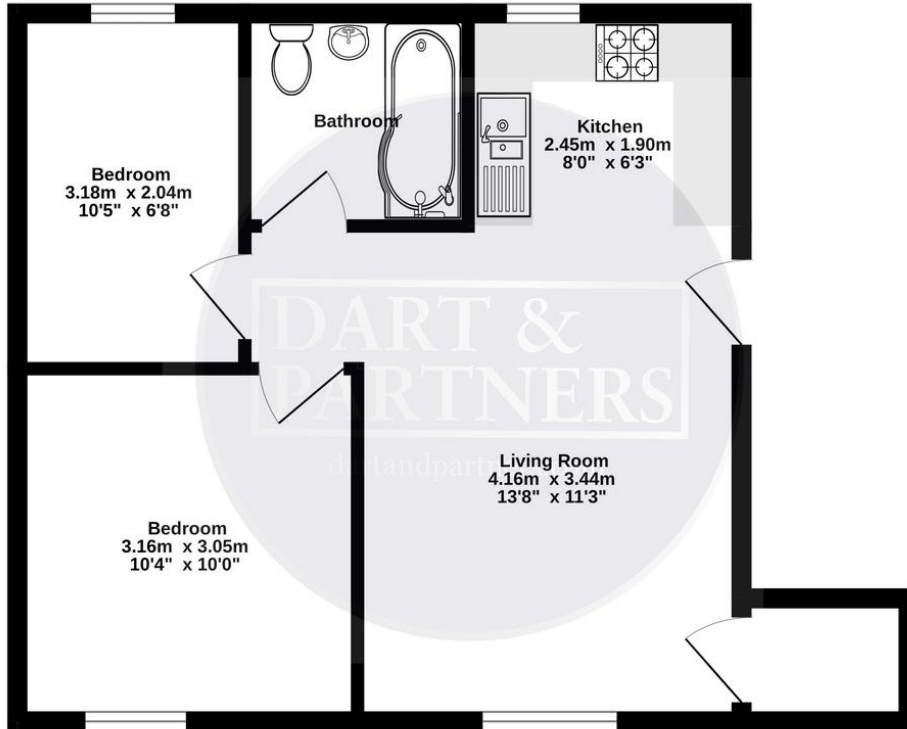
Service Charge:£42 a month maintenance

Service Charge Review:

Council Tax Band A

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**1st Floor**  
**42.8 sq.m. (461 sq.ft.) approx.**



**TOTAL FLOOR AREA : 42.8 sq.m. (461 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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