



- MODERN PURPOSE-BUILT SOUTH FACING PENTHOUSE APARTMENT
- LOUNGE WITH ACCESS TO PRIVATE BALCONY
- KITCHEN BREAKFAST ROOM
- TWO BEDROOMS, TWO BATHROOMS
- SOUTH FACING SEA AND RURAL VIEWS
- SECURE ENTRY COMPLEX
- COMMUNAL GARDENS, ALLOCATED PARKING
- GARAGE AVAILABLE BY SEPARATE NEGOTIATION

Higher Woodway Road, Teignmouth, TQ14 8WE Guide Price £340,000

A superbly presented south facing penthouse apartment situated in Wilbraham Court. A modern purpose built development of nineteen high quality apartments and coach houses built by Midas Homes in 2005 and regarded as one of Teignmouth's most favoured luxury gated apartment buildings. The apartment is situated in a prime position within the development, with a south facing aspect and enjoying views across Teignmouth towards Shaldon, out to sea, along the Babbacombe coastline and heading inland to Dartmoor. The property briefly comprises; entrance hall, lounge diner with access to south facing balcony enjoying commanding coastal views, kitchen breakfast room, two bedrooms, Jack and Jill en-suite shower room, en-suite bathroom, well tended communal gardens and allocated parking. The whole development is set within walled grounds with security entrances for both vehicular and pedestrian access.



Property Description

Security door to the COMMUNAL ENTRANCE with stairs and lift to the upper levels.

Door to...

APARTMENT 15

ENTRANCE HALLWAY

L-shaped entrance hallway. Wall mounted telephone entry control system. Radiator, hatch and access to loft space, door to store cupboard housing a wall hung gas boiler providing the domestic hot water supply and gas central heating throughout the property, door to linen cupboard with slatted shelving and wall mounted electric heater. Doors to...

LOUNGE/DINER

South facing lounge dining room with part vaulted ceilings, two radiators, feature fireplace, uPVC double glazed French patio doors with corresponding side panels with outlooks over the balcony, communal grounds and out to sea.

BALCONY

Paved balcony with attractive wrought iron balustrading, enjoying the aforementioned panoramic south facing views out to sea, along the Babbacombe coastline taking in the Ness and also views inland along the river Teign estuary towards Dartmoor.

KITCHEN/BREAKFAST ROOM

A modern fitted kitchen breakfast room with part vaulted ceilings. Fitted with a comprehensive range of cupboard and drawer base units, integrated Neff dishwasher, integrated washing machine, sliding drawer units under marble work surfaces, complementary tiled splash backs, one and a half bowl drainer sink unit with mixer tap over, breakfast bar, brushed chrome four ring Neff hob with chimney style extractor over, larder style unit with integrated fridge and freezer, brushed chrome electric double oven, integrated Neff microwave, corresponding eye level units, under counter lighting, recessed spotlighting.





BEDROOM ONE

uPVC double glazed sash windows enjoying commanding views across the communal gardens, over Teignmouth and out to sea taking in Teignmouth town, the Ness, the Babbacombe coastline to the Orestone. Two radiators, dressing area, hatch and access to loft space, mirror fronted sliding doors to built in wardrobe with hanging rail and fitted shelving. Door to...

EN-SUITE BATHROOM

Suite comprising panelled handled bath with shower attachment, pedestal wash hand basin, low level WC, oversized shower cubicle with sliding glazed door and screen, part tiled walls, tiled floor, ladder style towel rail/radiator, shaver light and socket, fitted extractor.



BEDROOM TWO

uPVC double glazed sash windows enjoying similar views to bedroom one. Radiator. Door to...

EN-SUITE SHOWER ROOM

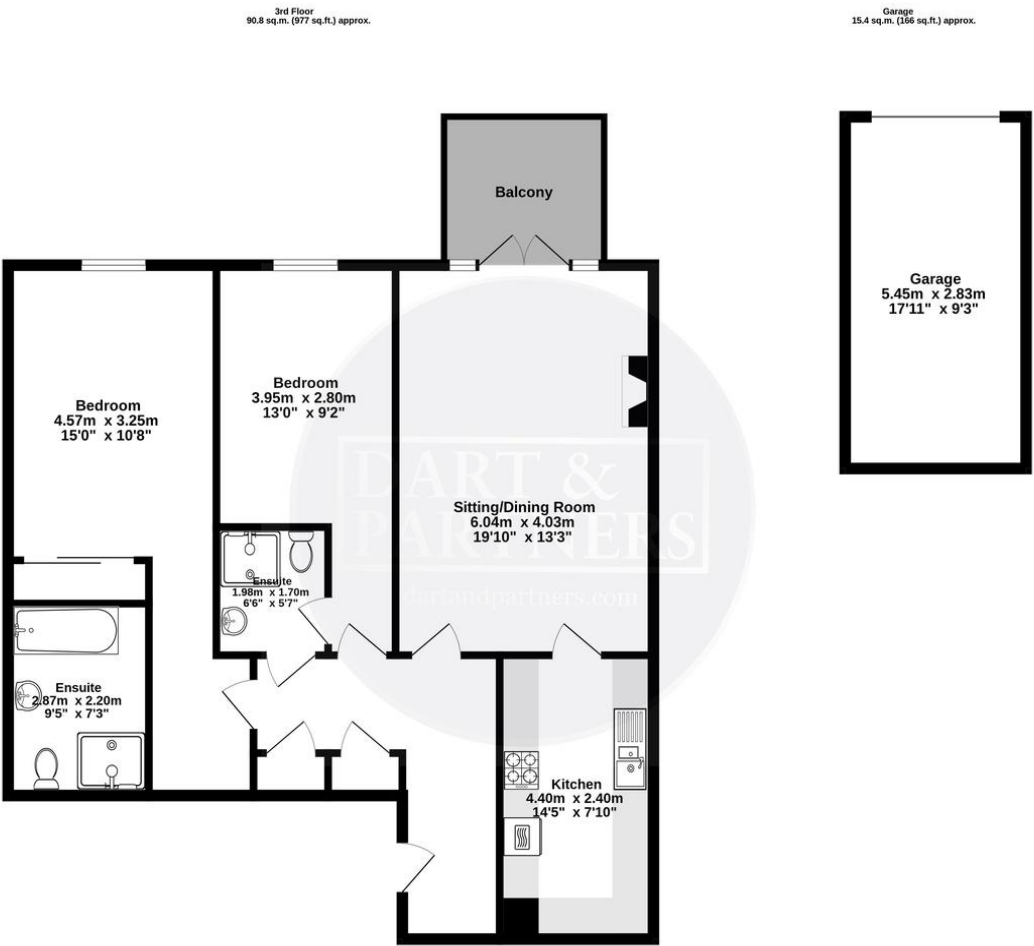
Jack and Jill shower room with access also from the entrance hallway. Tiled shower enclosure, glazed door and screen, fitted Mira Sport shower, pedestal wash hand basin, low level WC, tiled flooring, ladder style towel rail/radiator, shaver socket, fitted extractor, recessed spotlighting.

OUTSIDE

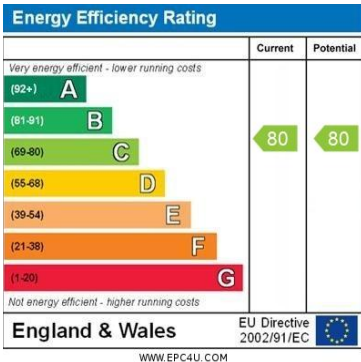
Wilbraham Court is approached through a secure gated access. Number 15 benefits from **ALLOCATED PARKING** and from the parking area there are security gates through to the well stocked and tended communal gardens. There are fabulous and well maintained level communal lawn and gardens.

Garage available by separate negotiation.





Leasehold//Shared Freehold:
 Length of Lease: 999 years from new
 Annual Ground Rent:
 Ground Rent Review:
 Annual Service Charge: £2200
 Service Charge Review:
 Council Tax Band D



TOTAL FLOOR AREA : 106.2 sq.m. (1143 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.
 Made with Metropix ©2024



Teignmouth, 12 The Triangle,
 Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
 01626 772507
 property@dartandpartners.com

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