



Flat 7, Marina Court, Teignmouth

Guide Price £210,000

DART &
PARTNERS

Established 1971



Flat 7

Marina Court, Teignmouth

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- AN IMMACULATLY PRESENTED AND SUPERBLY POSITIONED SEAFRONT APARTMENT
- ENJOYING COMMANDING VIEWS TO THE NEARBY RIVER TEIGN ESTUARY AND OUT TO SEA
- CONVENIENTLY LOCATED FOR ACCESS TO BEACH AND TOWN CENTRE AMENITIES
- SET IN THE PRESTIGIOUS MARINA COURT DEVELOPMENT
- THE APARTMENT IS IN PRISTINE CONDITION WITH MODERN FITTED KITCHEN AND BATHROOM
- ENVIABLE VIEWS ENJOYED FROM THE RECEPTION ROOM AND BEDROOM.
- ALLOCATED OFF ROAD PARKING



An immaculately presented and superbly positioned seafront apartment with commanding views to the nearby river Teign estuary and out to sea, taking in the Ness headland and Shaldon. The conveniently located apartment is set in the prestigious Marina Court development. This former hotel is situated equi-distant to both Teignmouth's promenade and river beach and has the benefit of allocated off road parking. The apartment is in pristine condition with modern fitted kitchen and bathroom. Envious views are enjoyed from the reception room and bedroom.

SECOND FLOOR

Door to...

APARTMENT 7

Door to...

ENTRANCE HALLWAY

Wall mounted telephone entry control unit, circular stained glass feature window with lattice-work. Door through to...

A SUPERB RECEPTION SPACE

With two sash windows enjoying commanding views towards the Ness and out to sea taking in the mouth of the Teign estuary and Shaldon. Two radiators, recessed spotlighting, solid wood flooring. Door to...

CLOAKROOM/UTILITY

Window to side aspect, tiled flooring, walls tiled to dado height, low level WC, wall hung wash hand basin with cupboard below, plumbing for washing machine, further appliance space, wall hung Worcester gas boiler providing the domestic hot water supply and gas central heating throughout the apartment. Hatch to loft space.

From the reception, doorway through to the...





MODERN FITTED KITCHEN

Range of high gloss cupboard and drawer base units under granite work surfaces, sunken ceramic one and a quarter bowl sink unit with mixer tap over, integrated dishwasher, electric oven with hob over and concealed extractor hood, integrated fridge, corresponding eye level units with under counter lighting, integrated microwave, recessed spotlighting, two sash windows to side aspect, continuation of solid wood flooring.

BEDROOM

Sash window enjoying the superb sea and river views. Radiator, recessed spotlighting, continuation of solid wood flooring. Sliding doors to built-in wardrobes with high level storage over. Door to...

EN-SUITE BATHROOM

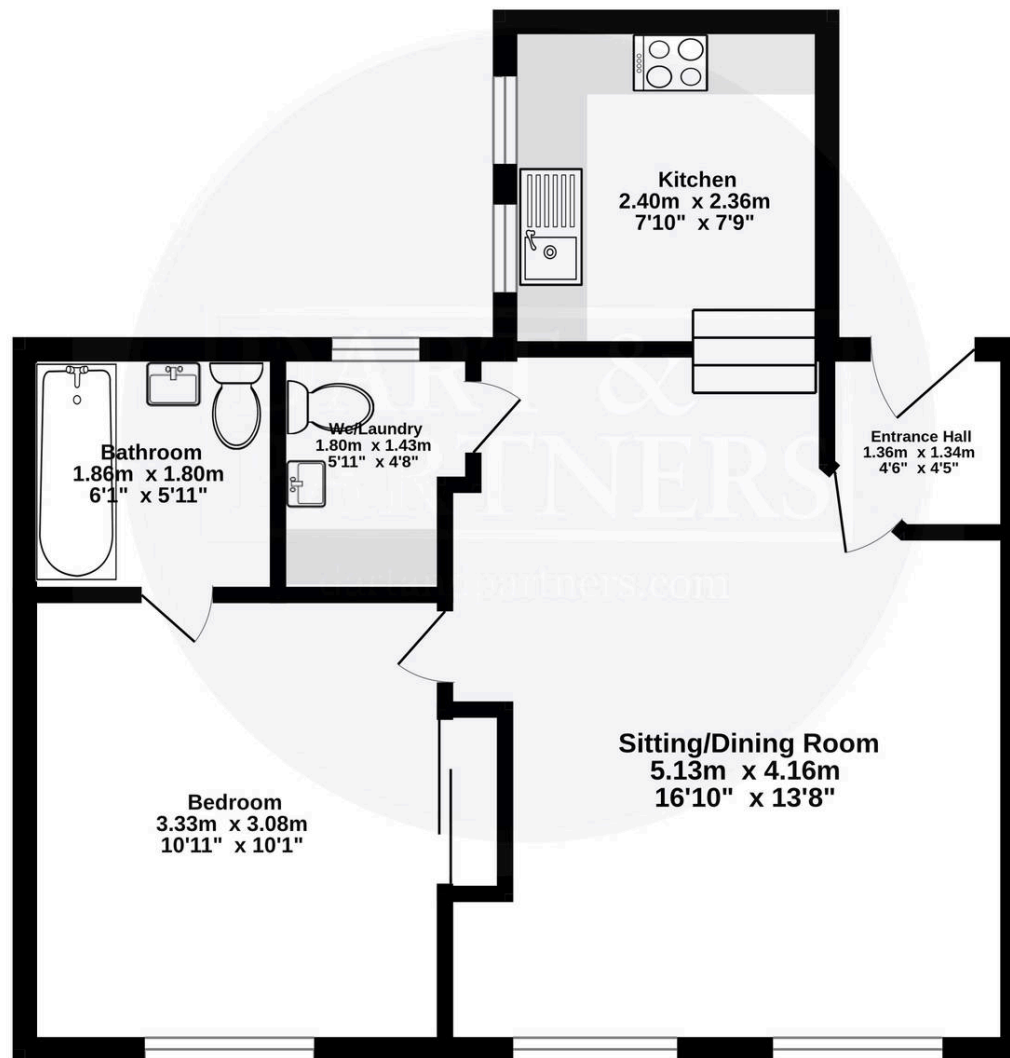
Fully tiled with modern suite comprising a Whirlpool bath with centralised taps, fitted rain shower with additional hand held attachment, wash hand basin set into vanity unit, WC, shaver socket, fitted extractor recessed spotlighting, ladder style towel rail/radiator.

OUTSIDE

ALLOCATED OFF STREET PARKING.



Ground Floor
49.2 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA : 49.2 sq.m. (530 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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