



- SUPERBLY PRESENTED PENTHOUSE APARTMENT
- COMMANDING SEA AND RIVER VIEWS
- CONVENIENTLY SITUATED FOR TOWN CENTRE AMENITIES AND SEAFRONT
- PRIVATE BALCONY ENJOYING THE SUPERB VIEWS
- RECEPTION ROOM, KITCHEN, LIVING ROOM, DOUBLE BEDROOM, BATHROOM
- TASTEFULLY DECORATED, GAS CENTRAL HEATING, DOUBLE GLAZING
- CURRENTLY ONE BEDROOM BUT COULD CONVERT TO TWO BEDROOMS
- PLANNING PERMISSION FOR LOFT CONVERSION

Powderham Terrace, Teignmouth, TQ14 8BN

Guide Price
£225,000

A superbly presented penthouse apartment boasting commanding dual aspect across Teignmouth seafont and into the nearby river Teign estuary. Located on the seafont of Teignmouth, equidistant to seafont beach and teign estuary river beach. Conveniently situated with level access to all local amenities with own private balcony enjoying river and rural views. Tastefully decorated with appealing free flowing accommodation.



Property Description

An excellent and rare opportunity to acquire an immaculately presented penthouse apartment currently configured as one bedroom but could easily revert back to two. A private enclosed balcony spans the width of the apartment which enjoys enviable views into the nearby river Teign estuary. Situated on Teignmouth seafront, just yards away from the promenade, front and back beaches. The apartment has undergone a comprehensive program of modernisation/updating with gas central heating and double glazing throughout the apartment and superb views from all principal rooms. There is planning permission for a loft conversion, further details can be obtained via the Teignbridge planning portal.

Telephone entry system and secure access leads to...

COMMUNAL HALLWAY

Stairs rise to the upper floor and entrance to the apartment.

A useful storage cupboard is located on the top floor landing. Entrance door through to the apartment and into a wonderful open reception area.

RECEPTION AREA

With bi-fold doors with access to the balcony and outlook into the river Teign estuary. Range of fitted storage cupboards. Access through to a modern fitted kitchen.

KITCHEN

With range of gloss white cupboard and drawer base units, additional corresponding eye level units, under counter lighting, built in double oven with induction hob, space for upright fridge freezer, space and plumbing for





automatic washing machine/dishwasher, sink unit, window to the rear aspect enjoying the aforementioned estuary views.

LIVING ROOM

A delightful living room with high ceilings, picture rail, sash window overlooking the front aspect taking in the promenade, beach and out to sea. Attractive cut stone fireplace with fitted flame effect electric heater.

DOUBLE BEDROOM

Enjoying similar views to the living room with adjacent fitted wardrobe situated in reception hall.



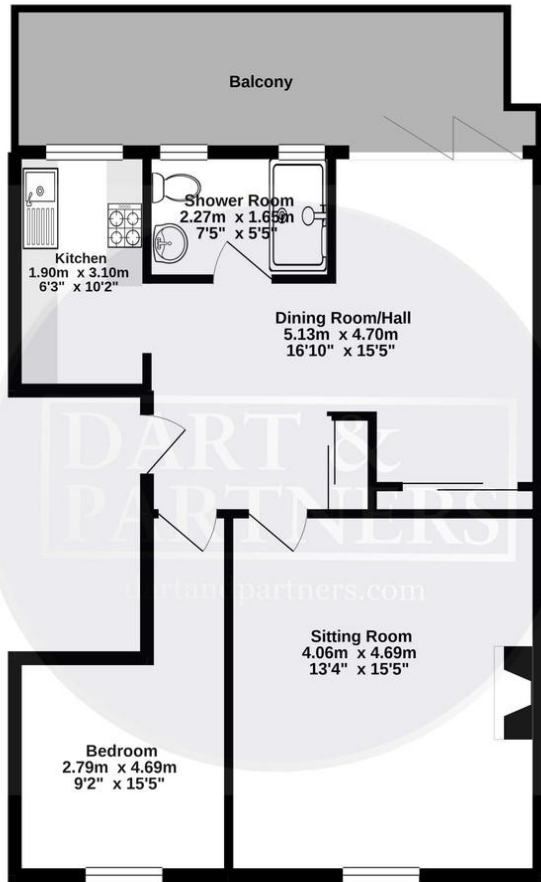
BATHROOM

A modern fitted bathroom completes the internal accommodation. Fully tiled with large shower enclosure, vanity unit with wash hand basin, WC with concealed plumbing, medicine cabinet with de-misting mirror doors and feature lighting.

From the kitchen, hatch and access to large loft space with potential for additional accommodation. The apartment benefits from a private storage room. The property has front and rear accesses.

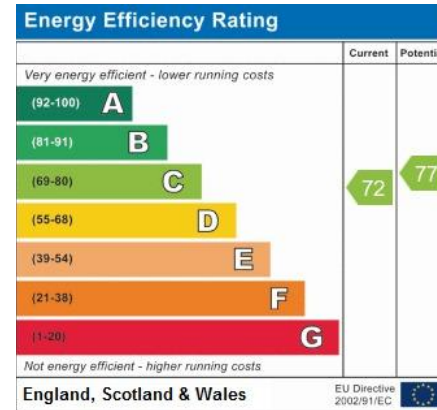


Ground Floor
57.8 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA : 57.8 sq.m. (622 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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