



Stunning Two-Bedroom Coastal Apartment with Sea Views. LEASEHOLD, COUNCIL TAX BAND - D, EPC - B. A light and spacious two double bedroom first-floor apartment with uninterrupted views over Teignmouth seafront and The Ness. The open-plan living/kitchen/dining space opens directly onto a private balcony with spectacular coastal views. The master bedroom includes an en-suite, and a modern main bathroom serves the second bedroom and guests. Additional benefits include a garden area, access to communal gardens, plus a shared spa room. Just a short walk from Teignmouth town centre, with shops, cafes, and excellent rail links on your doorstep — ideal for commuters or weekend escapes.

£325,000

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Entrance & Communal Areas - A covered entrance canopy leads to the main communal doorway, opening into a well-maintained shared hallway. A lift and staircase provide access to the first floor and Apartment 18.

Entrance Hallway - A welcoming and generously sized hallway provides access to all principal rooms. There's a useful area for coats, and double doors open to a spacious airing cupboard housing the gas combi boiler and shelving. The property also benefits from a video entry system.

Open Plan Living/Dining/Kitchen – 33' 4" x 16' 5" (10.16m x 5m max) Living & Dining Space This impressive, light-filled space enjoys dual aspect UPVC double glazed windows and a sliding patio door that leads onto a private balcony. From here, stunning views stretch across Teignmouth town, the seafront, and The Ness. The room features three radiators, wall lighting, and TV/telephone points. Kitchen The kitchen is fitted with a comprehensive range of light wood-effect wall, base, drawer, and display units. It includes a roll-edge worktop with tiled splashback, inset stainless steel sink, and integrated electric double oven and gas hob with extractor above. There is space and plumbing for a dishwasher and washing machine, as well as room for a freestanding fridge/freezer. A matching deep breakfast bar with storage and seating space completes the layout.

Bedroom One – 11' 7" x 9' 0" (3.53m x 2.74m max) A bright and well-proportioned double bedroom with UPVC French doors opening to the private garden. Features include a radiator, TV/telephone points, and built-in mirrored wardrobes with hanging space. Access to:

En-suite – 7' 4" x 3' 9" (2.24m x 1.14m max) Comprising a white suite with low-level WC, pedestal wash basin, and tiled shower enclosure with glass folding door and electric shower. Also includes an extractor fan, radiator, light, and shaver point.

Bedroom Two – 12' 5" x 8' 3" (3.78m x 2.51m max) Another spacious double room with UPVC window offering garden views. Radiator included. Main

Bathroom – 7' 4" x 6' 1" (2.24m x 1.85m) Fitted with a white suite including a low-level WC, pedestal basin, and a bath with mixer tap, tiled surround, and handheld shower attachment. Additional features include recessed spot lighting, extractor fan, radiator, and shaver point.

Outside - The property benefits from its own garden area, mainly laid with gravel and steps connecting to the communal landscaped gardens.

Resident Facilities - Residents enjoy access to the beautifully maintained communal gardens and a dedicated Spa Room.

Parking - There is an allocated parking space for the apartment within the residents' car park, along with additional visitor parking bays.

Tenure & Council Tax - Leasehold: 145 years from June 2003 (approx. 124 years remaining) Council Tax Band: D – Teignbridge District Council





FIRST FLOOR



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