

## Flat 2, Hambleton House, Barnpark Road, Teignmouth, TQ14 8PJ

Guide Price £280,000 Leasehold

Garden Apartment • En Suite Shower Room • Family Bathroom • Modern Kitchen • Lounge/Diner • Generous Storage Area • Garden & Allocated Parking • Sea Glimpses from Private Garden • Close to Town & Beaches

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the key to your home



An elegant and extremely spacious self contained three bedroom garden apartment in beautifully converted period property with parking within very close proximity to town and beaches. Lovely private and enclosed garden with sea glimpses and allocated parking. Large rooms and versatile accommodation.

Stepping into the communal hall, the front door of this garden apartment takes you in to the spacious hallway with Amtico flooring. There are doors off to the principal rooms.

The generous lounge, with continuation of Amtico flooring, has uPVC double glazed patio doors leading out to the private garden area.

The modern kitchen with tiled flooring is fitted with a range of base and wall units and one and half bowl stainless steel sink drainer. There is an integrated dishwasher and wine cooler and gas Range oven and hob.

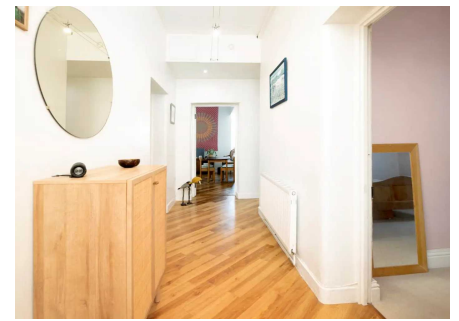
There are three double bedrooms, two of which overlook the side of the apartment and one which overlooks the rear. The master bedroom which overlooks the rear has built in wardrobes. A door leads in to the en suite wet room where there is a shower, low level WC and heated towel rail.

The main bathroom comprises panelled bath with gravity shower over, wall mounted wash hand basin with vanity unit and low level WC. There is tiled flooring, a heated towel rail and extractor fan.

The apartment is gas centrally heated and uPVC double glazed throughout.

Accessed from the lounge, there is a lovely private patio and decked area with sea glimpses.

There is outside lighting, an outside tap and a rear access gate.



Tenure: 1/8 Share of Freehold - 999 Year Lease from 1976

EPC - D

Council Tax Band B - £1,732 per year

Service Charge - £1,400 per year

Mains Services: Gas, Electric & Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



**MEASUREMENTS:**

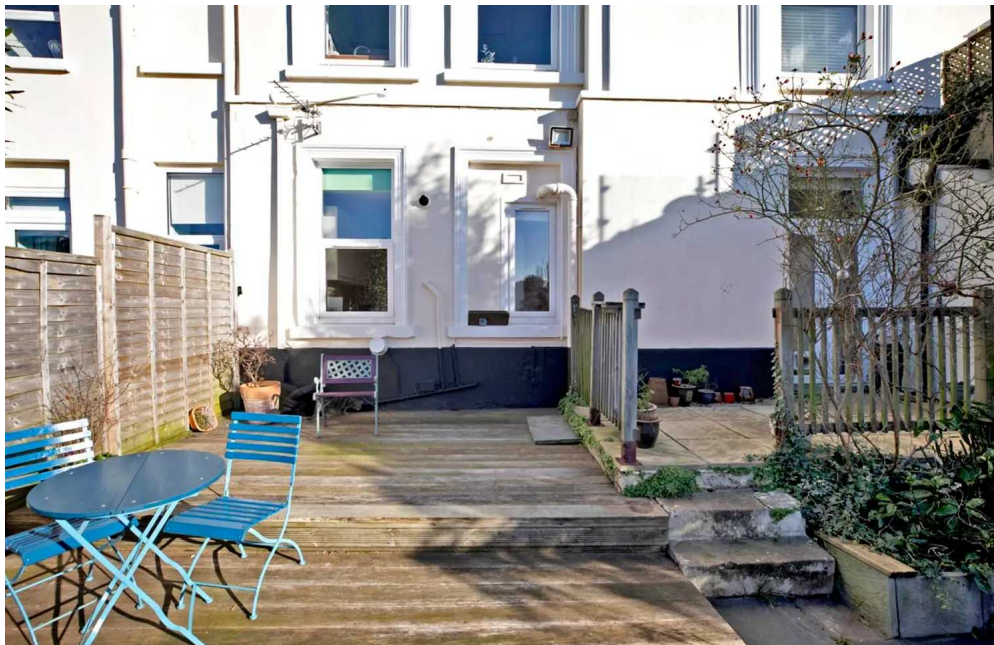
Lounge/Diner 14' 11" x 13' 6" (4.55m x 4.12m),

Kitchen 7' 10" x 13' 6" (2.39m x 4.12m),

Bedroom 13' 10" x 14' (4.22m x 4.27m),

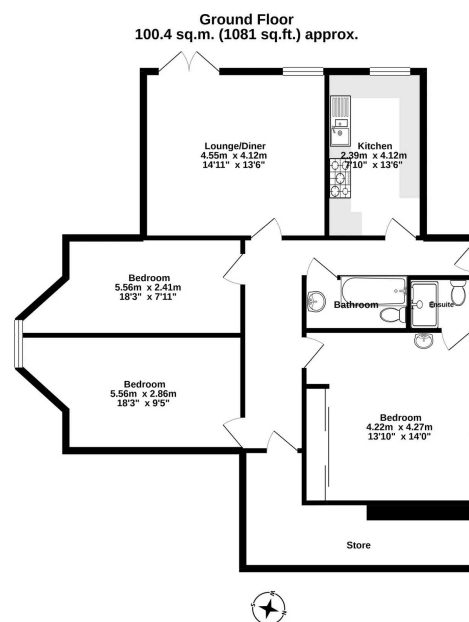
Bedroom 18' 3" x 9' 5" (5.56m x 2.86m),

Bedroom 18' 3" x 7' 11" (5.56m x 2.41m)



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TOTAL FLOOR AREA: 196.8 sq.m. (1150 sq.ft.) approx.  
 196.8 sq.m. (1150 sq.ft.) approx. is based on the floor area of the apartment as shown on the floor plan. Measurements of areas, volumes, heights and any other data are approximate and should not be used as a basis for any legal or financial transaction. The area of the apartment is measured in accordance with the current practice of the profession. The actual area of the apartment may vary slightly from the area shown on the floor plan. The actual area of the apartment may vary slightly from the area shown on the floor plan. The actual area of the apartment may vary slightly from the area shown on the floor plan.

