



10 Wilbraham Court, Higher Woodway Road, Teignmouth, TQ14 8WE

£345,000 Share of Freehold

Second Floor Apartment • Magnificent Sea Views • Large Living Room with Balcony Looking Out To Sea • Two Double Bedrooms With Stunning Sea Views • En Suite Bathroom & Jack n' Jill Shower Room • Secure Intercom Entry • Beautifully Maintained Communal Gardens • Allocated Parking & Garage available if wanted for an additional price • No Chain

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Stepping into the apartment's large entrance hall, there is an intercom entry receiver and two useful storage cupboards, one of which houses the electric boiler and hot water cylinder. Doors lead off to the principal rooms.

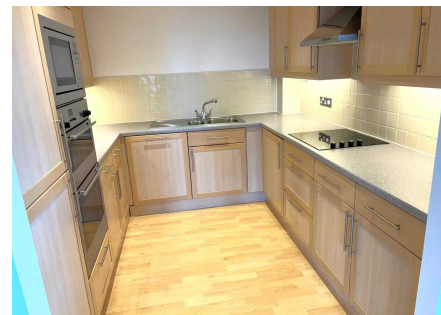
The living room is a lovely bright space where the eye is immediately drawn to the wonderful coastal views out to sea and across the Ness to Torbay. French doors lead out to a generous paved and covered balcony with wrought iron railings which makes a wonderful spot to sit and take in the attractive communal gardens and stunning coastal scenery.

There is a feature fireplace housing a flame effect fire and an arch opens to the kitchen area which is fitted with a range of wood base and wall units. The kitchen includes an integrated electric oven, grill and microwave oven, electric hob with extractor above, integrated dishwasher and integrated fridge and freezer.

Two double bedrooms give fantastic sea views across to the Ness and beyond, one of which benefits from mirror fronted built in storage and an en suite bathroom with bath, separate large shower cubicle, pedestal wash hand basin, low level dual flush WC, extractor and heated towel rail. The other bedroom has a door through to a Jack n' Jill shower room, also accessed from the hallway, comprising shower cubicle, low level dual flush WC, pedestal wash hand basin, extractor, heated towel rail and light and shaver point.

One of the highlights of this fine development are the fabulous and well maintained level communal lawn and gardens.

The apartment benefits from its own paved and covered balcony with attractive wrought iron railings, large enough for outdoor seating enjoying spectacular views across the sea, Shaldon and The Ness.



Tenure - Share of Freehold (1/19th share) Lease - 999 years from 2004

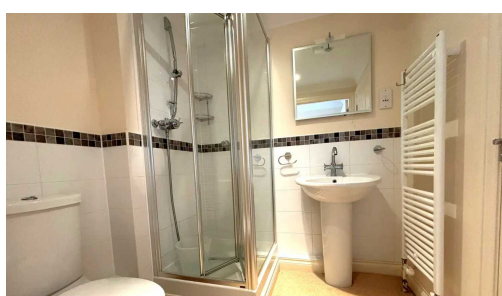
Service Charge - £2,182.72 per annum

Pets Permitted with Management Company Permission

Council Tax Band D - £2,460 per year

Electric, gas and water all connected
Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

A garage on a separate title is available if wanted for an additional price.



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade.

There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



Wilbraham Court, built by Midas Homes in 2004, is regarded as one of Teignmouth's most favoured luxury gated apartment buildings with well manicured communal grounds, secure gated and intercom entry and lift to all floors.

This apartment, on the second floor, has its own private South facing balcony with beautiful sea views and enjoys designated parking in addition to the garage.

