



16 Charlton Court, Bank Street, Teignmouth, TQ14 8FN

Guide Price £230,000 Leasehold

Third Floor Apartment (With Lift) • Balcony Looking over Teignmouth Town • Spacious Accommodation in Good Order • Lounge/Diner with 3 Sash Windows and Balcony off • Two Double Bedrooms • Large 4 Piece Bathroom and En Suite Shower Room • Large Reception Hallway/Study Space • Under Floor Heating

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The secure communal entrance on the ground floor is designed for persons of all ranges of mobility and there are wide stairs and a lift to all floors with large elegant landings.

Stepping in to the apartment itself, a passageway leads to a extremely large and versatile reception hall area which provides ample room for use as an office/study. There is a storage cupboard also housing the hot water cylinder and doors lead off to the principal rooms.

Double doors open to the most impressive and large lounge/diner with three beautiful sash windows filling the room with light and giving views over the town. At the lounge end there are French doors to a balcony, also overlooking the town.

There are two double bedrooms, one of which offers views over the town and the other has a side aspect with en suite shower room with shower cubicle, wall hung wash hand basin and low level dual flush WC. There is an extractor and heated towel rail.

The kitchen, with side aspect, is fitted with a range of wood base and wall units with worktop and stainless steel sink unit with tiled splash backs. There is an integrated electric oven, electric hob with extractor above, integrated fridge/freezer and washing machine.

The bathroom comprises panelled bath, separate corner shower cubicle, wall hung wash hand basin and low level dual flush WC. There is an extractor, heated towel rail and light and shaver point.

Electric under floor heating.

Tenure: Leasehold 999 Year lease from 2004

Service Charge: £2,299.88 per year

Ground Rent: £100 per year

No Holiday Letting

Council Tax Band C: £2,186.66 per year

Mains Services: Electric & Water



There is a balcony off the lounge/diner overlooking Bank Street, Teignmouth town.



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.



- MEASUREMENTS:**
- Lounge/Diner 21' 0" x 15' 11" (6.40m x 4.86m),
 - Kitchen 11' 0" x 6' 5" (3.35m x 1.96m),
 - Bedroom 15' 3" x 14' 10" (4.65m x 4.53m),
 - Bedroom 16' 9" x 12' 8" (5.10m x 3.85m),
 - Main Bathroom 13' 0" x 9' 1" (3.95m x 2.77m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div>A</div> <div>(81-101)</div> </div> <div> <div>B</div> <div>(69-80)</div> </div> <div> <div>C</div> <div>(55-68)</div> </div> <div> <div>D</div> <div>(41-54)</div> </div> <div> <div>E</div> <div>(29-40)</div> </div> <div> <div>F</div> <div>(15-28)</div> </div> <div> <div>G</div> <div>1-14</div> </div> <div>Not energy efficient - higher running costs</div>		<div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>A</div> <div>(10-15)</div> </div> <div> <div>B</div> <div>(16-20)</div> </div> <div> <div>C</div> <div>(21-25)</div> </div> <div> <div>D</div> <div>(26-30)</div> </div> <div> <div>E</div> <div>(31-35)</div> </div> <div> <div>F</div> <div>(36-40)</div> </div> <div> <div>G</div> <div>(41-45)</div> </div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
79	82	78	82
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	