

# 1 The Courtenay Courtenay Place, Teignmouth

£425,000 Leasehold

Sea Front Apartment with Two Double Bedrooms • Ground Floor Entrance Level • Living Room with Double Aspect & Bay Window with Sea Views • Newly Fitted Kitchen With Sea Views Across Promenade • Master Bedroom with Bay Window, Sea Views & En Suite • Split Level Hallway with Study Area and Good Storage • Luxury Bathroom with Whirlpool Bath & Steam Shower Cubicle • Allocated and Visitors Parking Spaces • EPC - D

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the key to your home



This elegant converted entrance level apartment is deceptively generous in size and sits in an enviable position on Teignmouth's Promenade with beautiful sea views from the front with two big bay windows to enjoy the fantastic views. With the added benefit of allocated parking, everything you need is on the doorstep with Teignmouth's range of cafe's, shops and glorious beaches. Stepping into the building through the well maintained main communal entrance, there is an intercom entry system, mail boxes for each apartment and a few stairs leading to the front door of No.1 at entrance level. Stepping into the entrance of the apartment there are ceiling spotlights, an intercom entry receiver and a few stairs lead down to the front aspect of the apartment with a further few stairs the other side of the entrance hallway to the rear of the apartment. Heading from the hallway down to the front facing accommodation of the apartment, there is a beautiful bright and good sized living room with fantastic bay window looking directly over The Promenade and out to sea. A further uPVC double glazed window overlooks the side towards The Den and the town. This room has a feature fire surround and boasts a beautiful bespoke recessed ceiling created to house a ceiling fan beautifully suited to the room. The second very good sized bedroom sits at the rear aspect of the apartment with a high window to The Triangle. There is plentiful built in storage with mirror fronted wardrobes. A door leads through to a really useful walk in storage area/shed with shelving which also houses the boiler.

The kitchen, again at the front of the apartment, has a uPVC double glazed window with a breakfast bar in front of the window to afford the same wonderful view. The kitchen has been recently re-fitted with lovely sage green units with white work tops and matching splashbacks with slight sparkles in and there is space for a cooker with cooker hood over, integrated fridge, freezer and dishwasher and a single bowl sink unit with drainer. The master bedroom to the front, with a large bay window, overlooks The Promenade with views far out to sea. There is plentiful built in storage including hanging and shelving and drawer space. One of the wardrobes opens to reveal a fantastic and very cleverly designed en suite shower room. This concealed en suite comprises shower cubicle with power shower, wash hand basin within vanity unit with storage with mirror above, low level dual flush WC, heated ladder towel rail and extractor. Heading back to the entrance hallway and taking the few stairs to the rear aspect of the apartment, there is a good sized area with ceiling spotlights and a very large storage cupboard with shelving and a further storage cupboard with shelving. A door opens into a further additional good sized space which could be utilised for a number of uses such as study/office/hobbies room etc. The generous bathroom comprises whirlpool bath, wash hand basin in vanity unit with storage below, concealed cistern low level dual flush WC and shower cubicle incorporating a steam shower.

MEASUREMENTS Living Room 20' 11" x 16' 4" (6.37m x 4.99m), Bedroom 17' 4" x 10' 11" (5.29m x 3.34m), Bedroom 13' 2" x 12' (4.02m x 3.65m), Study 4' 11" x 4' 5" (1.5m x 1.35m)



Council Tax Band D - £2,460 per year

Tenure - Leasehold

Service Charge - Total paid in 2024 was £1085.72 to inc ground rent (£25) and insurance.

Length of lease - 149 years remaining

Mains Services - Gas, Electric and Water

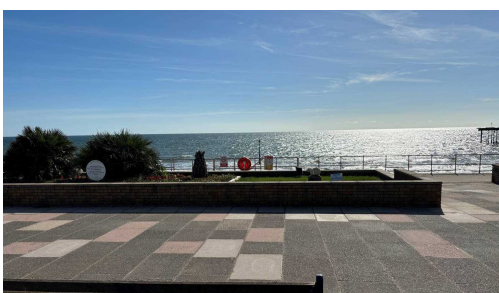
Broadband- Ultrafast 1000 Mbps (According to OFCOM)



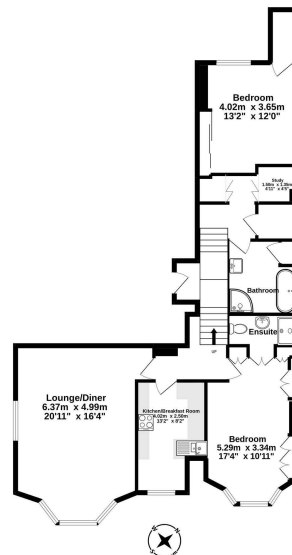
Courtenay Place sits directly opposite Teignmouth's promenade. Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches 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.



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Ground Floor  
95.6 sq.m. (1029 sq.ft.) approx.



TOTAL FLOOR AREA: 95.6 sq.m. (1029 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the actual area may vary slightly from the area shown. The plan is for guidance purposes only and should not be used for any purpose other than that intended. The plan is for guidance purposes only and should not be used for any purpose other than that intended. The plan is for guidance purposes only and should not be used for any purpose other than that intended.

