



Flat 1, 14 Orchard Gardens, Teignmouth

£225,000 Share of Freehold

Spacious Ground Floor Flat • Living Room with Dining Area • Kitchen Area with Breakfast Bar • Two Double Bedrooms • Two Luxury Shower Rooms • Utility Room and Good Storage • Courtyard Garden with Shed • Additional Courtyard • Communal Entrance and Own Entrance • EPC – D

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An intercom access provides secure entry into the communal entrance, which is clean and well maintained, with a door leading in to the apartment. Inside, the apartment is beautifully presented with light and neutral décor, contemporary styling and hardwood internal doors. There is underfloor heating in the kitchen/living room and radiators in other rooms and there is double glazing. The entrance hall has a beautiful, floorboard-effect, ceramic tiled floor which continues throughout most of the property. There is a large store cupboard and the hallway leads through into an open-plan living space, which has plenty of light from dual-aspect windows and doors to both courtyards.

The kitchen is modern with granite effect worktops and a range of bespoke fitted cupboards providing ample storage space, along with a breakfast bar, ideal for casual dining. It has a built-in fan oven with an induction hob, a stainless-steel extractor hood above, tiled splashbacks, one and a half-bowl sink with a mixer tap and space for a fridge/freezer. In an adjacent utility room there is space/plumbing for a washing machine and dryer. There is also a wall mounted condensing combi-boiler and a door leads out to one of the courtyards.

The living area has an exposed brick wall with industrial sockets and switches making a nice feature and there is plenty of space for a dining table seating, ideal for any occasion.

The master bedroom is a spacious double room, filled with light from a wide, three-quarter height window to the front and it is carpeted. It has a fitted wardrobe with sliding doors and a built-in low level cupboard and display shelf into the recess. The room benefits from an ensuite shower room which has a double rainfall shower, WC, circular basin and chrome heated towel rail with shaver light above.

There is a second shower room with another rainfall shower, WC and a basin, with storage for toiletries beneath, a chrome heated towel rail and a shaver light.

There is gas central heating and double glazing.

The garden is a private patio area that traps the morning to late afternoon sun. There is a storage shed, outside tap, private gated access to the front of the building and door to the kitchen.

There is an additional good sized patio with an outside tap and storage shed. This can be accessed from the lounge and bedroom two.



Tenure - Share of Freehold. Lease 999 Years from 2003.

Maintenance fee - £80 per month.

Council Tax Band B - £2,012.40 per year

Mains Services - Gas, Water and Electric.

Broadband - 80Mbps (According to OFCOM)



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: Kitchen/Dining Room 15'8" x 13'9" (4.78m x 4.20m), Bedroom 14'11" x 9'5" (4.54m x 2.88m), Bedroom 9'10" x 9'0" (3.00m x 2.74m), Shower Room 7'9" x 3'11" (2.36m x 1.21m), Ensuite 5'1" x 3'11" (1.55m x 1.20m), Utility 9'1" x 4'7" (2.78m x 1.40m)

