

## Flat 1, The Lareys, Teignmouth, TQ14 8TG

Guide Price £225,000 Share of Freehold

Top Floor Apartment with Own Entrance • Extensive Sea Views • Living Room with Stunning Sea Views • Two Bedrooms (Master with En Suite Cloakroom & Sea Views) • Newly fitted Kitchen, Bathroom & En Suite Cloakroom • Gas Central Heating • uPVC Double Glazing • Communal Gardens with Seating & Sea Views • Allocated Parking Space & Visitor Parking • EPC - D

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A first (top) floor two bedroom apartment with own entrance set back from the road with private driveway and allocated parking. Magnificent sea views from lounge, bedroom and communal gardens. One of six apartments, each with a share of the freehold. This apartment benefits from its own entrance which can be accessed from the communal grounds or through a gateway from Dawlish Road. There are well kept communal gardens with drying areas and there is allocated parking for the apartment. It's position affords fantastic sea views across Shaldon, the countryside and beyond. It is near the beautiful Mules Park which leads down to the East Cliff side of Teignmouth sea front and is convenient for bus stops on the Dawlish Road. Steps lead up to the front door of this apartment which has its own private entrance. A uPVC double glazed front door takes you into the entrance porch leading through to the L shaped hallway. There are doors off to the rooms, a storage cupboard with hanging and shelving and access to the loft. The living room has a uPVC double glazed window to the front with fantastic far reaching sea views spanning across to Shaldon one way and across to Mules Park the other way with the sea beyond. There is a lovely feature fireplace with mantle housing an electric fire.

The recently re fitted kitchen has a range of attractive white base and wall mounted units with complementary work surface and splashback. There is a one and half bowl undermount sink with copper taps and fixings and groove cut drainer. There is an integrated microwave and electric oven and four ring electric hob with wall mounted modern cooker hood. There is plumbing and space for a washing machine and space for a fridge freezer. A high level window has a rear aspect and the Vaillant combination boiler, installed 2 years ago, is mounted on the wall. The master bedroom is up two gentle stairs and has dual aspect to the front and side. The front aspect again boasts a beautiful sea view to wake up to and a door opens in to the re fitted en suite cloakroom with low level dual flush WC, and wash hand basin in vanity with storage below. There is a heated towel rail and extractor fan. A second double bedroom overlooks the side of the property. The re fitted bathroom comprises white suite with stylish matt black fixings and complementary splash backs. There is a double ended bath with shower over and shower screen, low level dual flush WC and wash hand basin in vanity with storage below. There is a heated towel rail and high level uPVC double glazed window.



There is an allocated parking space and pretty communal lawned gardens with drying areas.

There is a storage cupboard outside the flat. Steps lead up to the front door of this apartment which has its own private entrance.

These steps are at the rear of the building and can be accessed from the communal pathways from the grounds and parking area, accessed by the private driveway.

There is also pedestrian access via a gateway off Dawlish Road which takes you in by these steps.



Tenure – Share of Freehold (999 year lease from 1984)

Service Charge – £1,718 per year

Council Tax Band B – £1,823.16 per year

Energy Performance Rating – To Be Advised

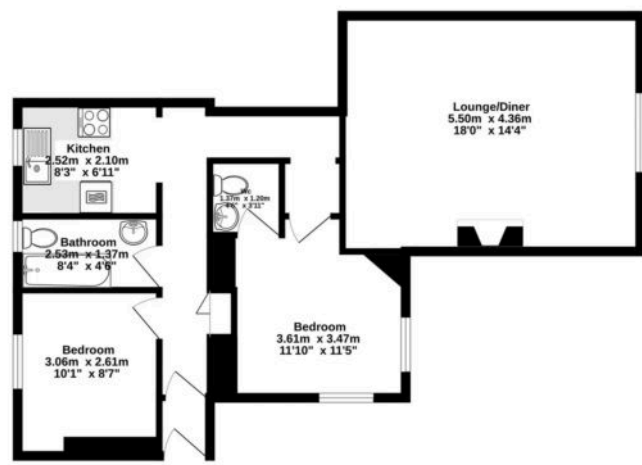
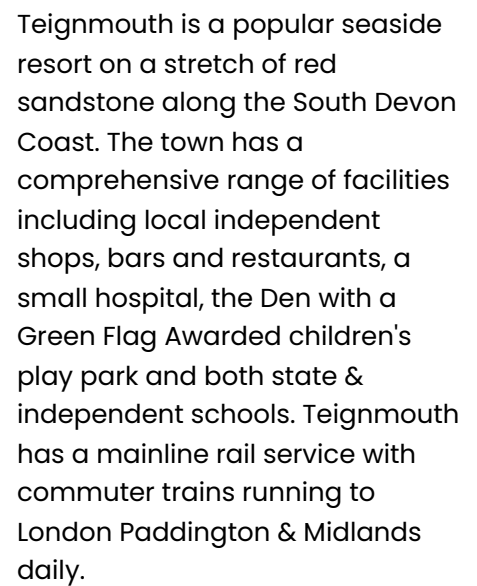
Broadband Speed – Ultrafast 1000 Mbps (According to OFCOM)

Mains Services – Gas, Electric & Water





Lounge/Diner 18'x 14' 4" (5.5m x 4.36m),  
Kitchen 8' 3" x 6' 11" (2.52m x 2.1m),  
Bedroom 11' 10" x 11' 5" (3.61m x 3.47m),  
En Suite Cloakroom 4' 6" x 3' 11" (1.37m x 1.2m),  
Bedroom 10' 1" x 8' 7" (3.06m x 2.61m),  
Bathroom 8' 4" x 4' 6" (2.53m x 1.37m)



**TOTAL FLOOR AREA: 81.1 sq.m. (867 sq ft.) approx.**