



Garden Flat, Sarnia Lanscore Road, Teignmouth

£250,000 Share of Freehold

Well Presented Garden Apartment • Three bedrooms • Spacious Lounge/Diner • Contemporary Kitchen • Well Equipped Bathroom • Front Private Sun Terrace • Parking next to Entrance • Short Walk to Town Centre and on Bus Route • NO ONWARDS CHAIN • EPC - D

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This self contained garden apartment is like a bungalow as it has been added on to the back of a Villa. It is conveniently on a bus route as well as being a short walk to the town centre. It has a front sun terrace which is not overlooked and attracts the sun from rise to set. There is also allocated parking right outside.

The property can be accessed through its main entrance door to the kitchen, or through double French doors to the spacious lounge. The open plan lounge to diner attracts a lot of natural light, through the French doors and window to the front, making it an incredibly light room and there is plenty of space for furniture in both the lounge and dining area. The lounge flows in to the kitchen which is fitted with base and wall mounted units with tiled splashbacks, four ring gas cooker, single bowl stainless steel sink with inset draining board, electric oven and space for a fridge/freezer. The Kingfisher boiler is housed in a cupboard.

A door from the dining area leads to the hallway which has doors off to the principal rooms and airing cupboards. The master bedroom is a great sized double room with plenty of space for furniture and has a window to the rear. The second and third bedrooms are a similar size. They have space for furniture and one has a window to the front and the other has a window to the side. The contemporary family bathroom is equipped with a concealed cistern WC, recessed wash hand basin, walk in shower unit with electric shower, chrome heated towel rail, base and wall mounted units for storage and has an obscure window to the side. The two airing cupboards are a great size and have shelving throughout.

There is gas central heating.

The sun terrace is an ideal suntrap, attracting the morning to evening sun. There is space for outdoor furniture and there are three sheds. Two sheds are fitted with electricity and power, the other is used as a refuse store. There is allocated parking.

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Tenure - Freehold
Mains Services - Gas, Electric and Water
Council Tax Band **B - £2012.40 per annum**
Broadband - Ultrafast 1000Mbps (According to OFCOM)



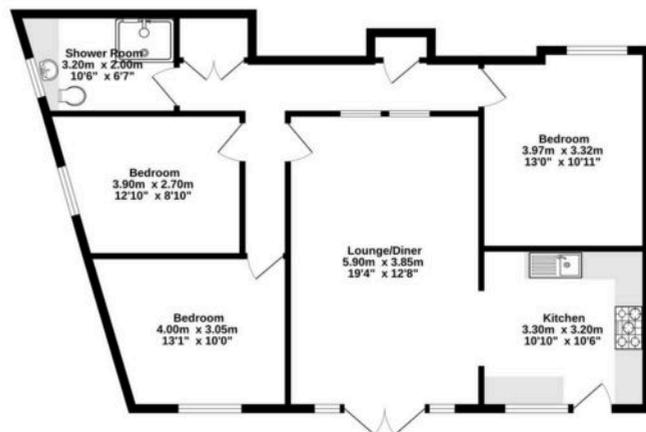
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MEASUREMENTS: Lounge/Diner 5.90m x 3.85m (19'04" x 12'08"), Kitchen 3.30m x 3.20m (10'10" x 10'06"), Bedroom 3.97m x 3.32m (13'00" x 10'11"), Bedroom 4.00m x 3.05m (13'01" x 10'00"), Bedroom 3.90m x 2.70m (12'10" x 8'10"), Shower Room 3.20m x 2.00m (10'06" x 6'07")



Ground Floor
83.8 sq.m. (902 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA : 83.8 sq.m. (902 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is made as to their operation or efficiency over the period shown with this energy rating.

