

Flat 1, Abbeyfield House Heywoods Road, Teignmouth

£185,000 Leasehold

Modern Ground Floor Apartment • Two Bedrooms (One Double & One Single) • Living/Dining Area/Kitchen/Conservatory Open Plan • Bathroom/WC & En Suite Wetroom/WC • Use of Patio with Access from Apartment • Age Restriction 55+ (Not Warden Controlled) • Communal Store Room with Tumble Dryer & Drying Area Outside • Allocated Parking Space • Near Station & Town • EPC - E

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A modern two bedroom, two bathroom, ground floor apartment which has an allocated parking space and use of a patio, entered out to from the apartment. The apartment is for age 55+ but it isn't warden assisted. It's a short walk from Teignmouth town and it's near the station. No chain.

By the communal front door there is a communal store room with a communal tumble dryer which each flat has their own plug and socket for to use their own electricity. There is room in here for some other storage, possibly for a scooter. Inside the communal hallway there is a communal WC with wash hand basin and a meter room.

Stepping in to the apartment, on the ground floor, you enter the entrance hall which has doors to the living space, bedrooms and bathroom. The living space comprises a kitchen area which is open plan to a dining/living area which opens through to a conservatory which provides additional space for furniture.

The kitchen area comprises white base and wall units with worktops, built in fridge/freezer, electric oven, microwave recess, electric hob with cooker hood over, built in washing machine, one and a half bowl single drainer stainless steel sink unit with mixer tap, tiled splashbacks and ceiling spotlights. The dining area has a night storage heater and opens through to the conservatory which has uPVC double glazed windows and French doors out to the patio. There is a double and a single bedroom, both with uPVC glazed windows to the side and electric radiators. The single bedroom has a cupboard which houses the recently replaced hot water cylinder and has an ensuite wet room/WC. The ensuite wet room has tiled walls and flooring, a glass shower screen, shower with a handheld attachment and rainfall shower head, low level flush WC with concealed cistern, small wash hand basin with mirror over and a ladder radiator. The main bathroom/WC comprises white panelled bath with mixer tap, wash hand basin in unit, low level flush WC with concealed cistern, ladder radiator, partly tiled walls and an obscure glazed uPVC double glazed window to the rear.

There is use of a paved patio area to the rear with access out to the patio from the apartment's conservatory. It is part of the communal grounds but has a low wall to two sides of it and it only has direct access to it from this apartment or through the patio areas outside other flats so it is unlikely that other flat owners there will use it as you will see upon viewing it. The apartment has an outside water tap here. There are further small communal garden areas to the front/side with a drying area and bin store. By the communal front door there is a communal store room with a communal tumble dryer which each flat has their own plug and socket for to use their own electricity. There is room in here for some other storage, possibly for a scooter. Inside the communal hallway there is a communal WC with wash hand basin and a meter room.



Tenure - Leasehold - 999 year lease from 2014

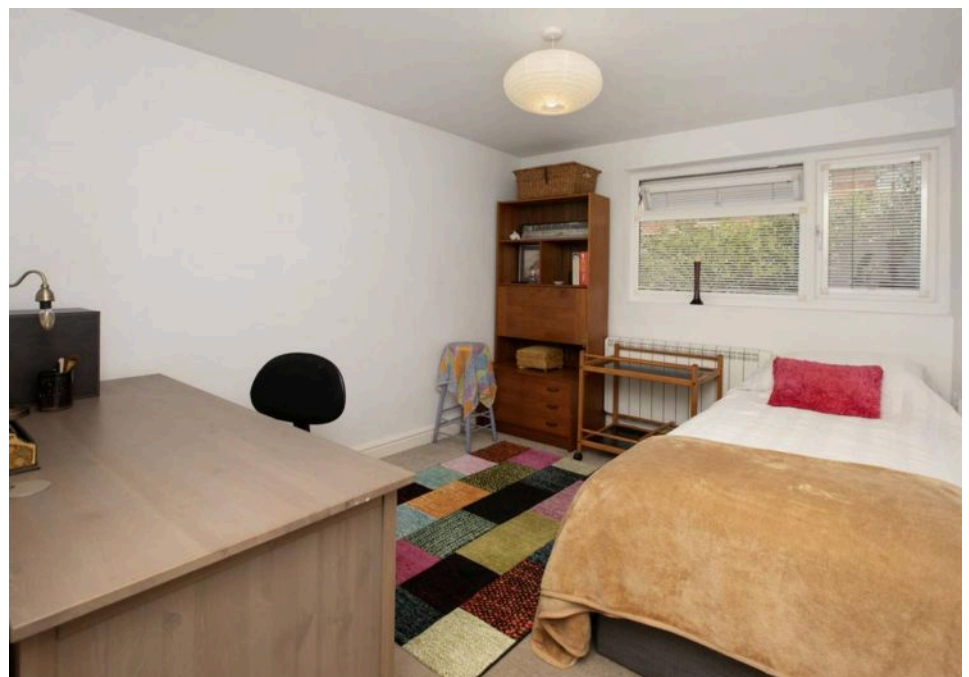
Service Charge - £100 per month currently & Ground Rent - £166.86pa (percentage increase every 10 years)

Council Tax Band B - £2012.40 per year

Mains Services - Electric & Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

55+ age restriction. No Resident Manager. 7 apartments there. There is a lift but this apartment is on the ground floor. No sub-letting. Pets probably permitted.



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

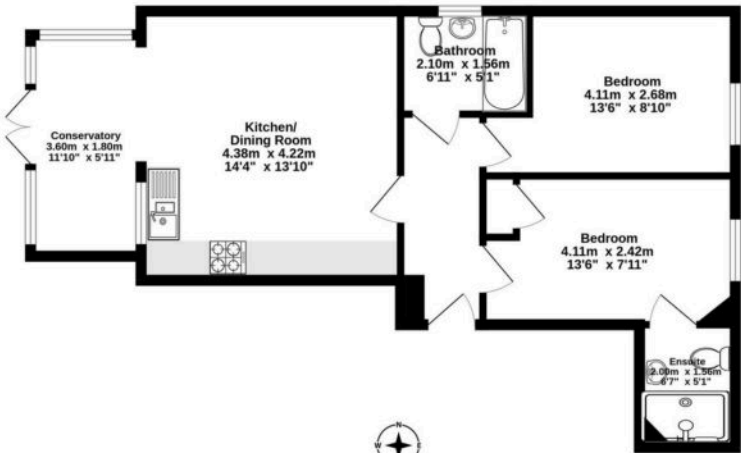


MEASUREMENTS: Kitchen/Dining Room 14'4" x 13'10" (4.38m x 4.22m), Conservatory 11'10" x 5'11" (3.60m x 1.80m), Bedroom 13'6" x 8'10" (4.11m x 2.68m), Bedroom 13'6" x 7'11" (4.11m x 2.42m), Bathroom 6'11" x 5'1" (2.10m x 1.56m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
	42	52

Ground Floor
55.5 sq.m. (597 sq.ft.) approx.



TOTAL FLOOR AREA : 55.5 sq.m. (597 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cupboards and any other details are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not to be taken as a guarantee as to their operability or efficiency can be given.
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