



Flat 8, Firlands, Teignmouth

£235,000 Share of Freehold

Ground Floor Flat • Sea Views Across to English Riviera • Two Bedrooms • Lounge with Patio Doors to Communal Gardens and Own Patio • Newly Fitted Kitchen • Bathroom and Ensuite • Allocated Parking Space and Visitors Parking • Nearby Post Office, Bus Route and Amenities • EPC – C

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Stepping in to the entrance hall there is a telecom entry system and two built-in store cupboards, one with space for coats and shoes, and the other with slatted shelving.

The lounge and recently fitted kitchen are at the far end of the apartment down a few gentle steps. On entering the lounge your eyes are drawn towards the uPVC French doors with matching side screens leading out on to a private patio and then on to the communal lawn with views towards the Ness Headland and over towards Torquay and out to sea. The kitchen is recently fitted with a range of base and wall mounted units with laminate roll edge work surfaces, tiled splashbacks, stainless steel sink with mixer tap and inset draining board, induction hob and concealed extractor hood, electric oven/grill, space/plumbing for fridge/freezer, washing machine and dishwasher. There is a cupboard housing the 'Worcester' boiler and dual aspect windows overlooking the communal gardens.

The master bedroom is a good sized double room with a window to the side and an ensuite. The ensuite is equipped with a shower cubicle with a mains fed shower, low level WC and pedestal wash hand basin. Bedroom two is a multi-purpose single room, currently used as a craft room/office with a window to the gardens. The bathroom comprises a panelled bath, pedestal wash hand basin, low level WC and obscure window to the side aspect.

MEASUREMENTS:

Lounge 4.05m x 3.43m (13'03" x 11'03"),

Kitchen 4.04m x 2.40m (13'03" x 7'10"),

Bedroom 3.77m x 2.87m (12'04" x 9'05"),

Bedroom 3.12m x 2.40m (10'03" x 7'10"),

Bathroom 2.40m x 2.40m (7'11" x 7'11").



Tenure - Leasehold 999 year lease from 1999. Share of freehold.

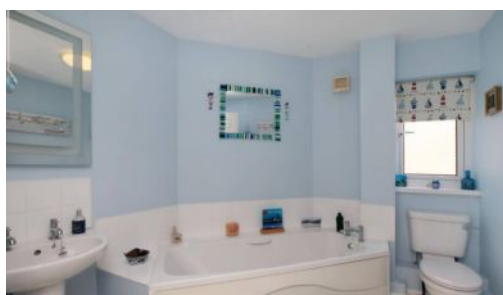
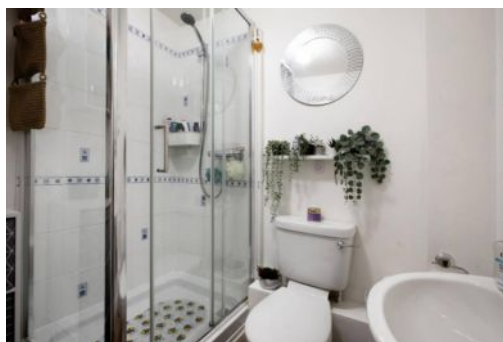
Service Charge - £1930.44

Ground Rent - **£50 per annum.**

Council Tax Band **C** - **£2299.88 per annum**

Mains Services - Gas, Electricity and Water

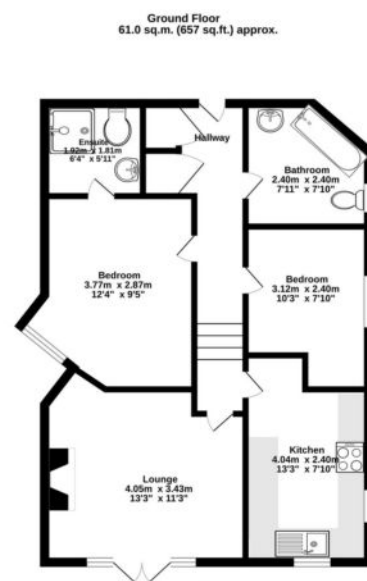
Broadband speed- Ultrafast 1000 Mbps (according to OFCOM)



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.



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TOTAL FLOOR AREA - 61.9 sq.m. (657 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the actual dimensions of the property may vary slightly from those shown. The floor plan is for information only and should not be used as a basis for any legal proceedings. The floor plan is for information only and should not be used as a basis for any legal proceedings.

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