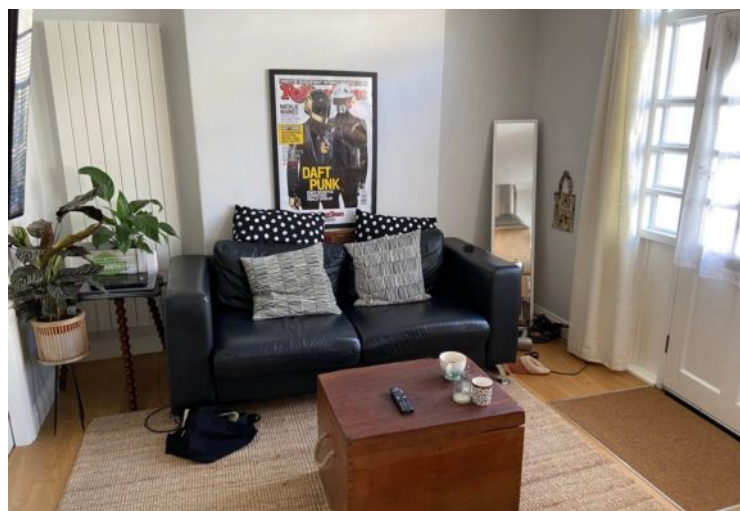




Flat 2, 27 Fore Street, Shaldon

£195,950 Leasehold

Double Glazed • Own Entrance • One Bedroom • Small Courtyard to the Rear • Shaldon Village • Modern Shower Room • Convenient for Amenities • Open Plan Living Room/Kitchen

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the key to your home



A feature glazed front door opens in to the living area of this well presented ground floor flat in Shaldon. This living area has a double glazed sash window to the front and an open plan kitchen fitted with a range of wall and base mounted units, gas hob, electric oven, one and a half bowl stainless steel sink, integral fridge and space for a washing machine.

The bedroom is located through double doors from the living room, fitted with spotlights, radiator and double glazed window to the rear.

A door from the kitchen leads to a handy hallway with some storage and a door leading to the modern bathroom.

The bathroom is fitted with a modern white suite comprising a panelled bath with shower over and tiled surrounds, pedestal wash hand basin, close coupled WC and double glazed window to the rear.

To the rear of the property is a shared courtyard which is a useful drying area.

MEASUREMENTS:

Lounge/Kitchen 4.80m x 3.25m (15'09" x 10'08"),

Bedroom 3.20m x 4.26m (10'06" x 14'00"),

Bathroom 1.64m x 3.02m (5'04" x 9'11").

Council tax band A - £1636.45 pa

Service Charge - £595 per annum (2024)

Ground Rent- £50 per annum

Broadband - 1000 mbps (according to OFCOM)



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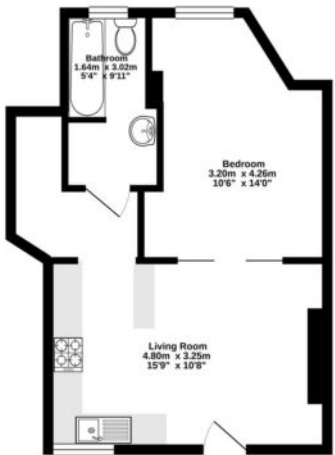
Shaldon is a very sought-after village at the mouth of the river Teign and offers superb coastal living. With an active community there are many clubs, water sports, day-to-day shops and amenities on hand. The nearby seaside town of Teignmouth offers a further range of shops and facilities. Newton Abbot is approximately 5 miles distant with mainline rail connection for London Paddington and the A380 for Exeter, M5 and beyond.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	73	75
D		
(39-54)		
E		
(21-38)	73	75
F		
(1-20)	73	75
G		

Ground Floor
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA: 35.2 sq.m. (379 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, Chamberlains is not responsible for any errors or omissions. The figures are approximate and should not be relied upon for any purpose other than for general information only.

