



Flat 2, Firlands Maudlin Drive, Teignmouth

£210,000 Share of Freehold

Ground Floor Apartment • Recently Re-Decorated & Re-carpetted • Sea Views across to Torquay • Two Bedrooms • Lounge with Patio Doors to Patio • Bathroom and En-Suite • Patio and Communal Gardens • Allocated Parking and Visitors Parking • Nearby Post Office, Bus Route and Amenities. • NO ONWARD CHAIN • EPC

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A purpose built ground floor garden flat in a desirable and quiet location with its own patio area with sea views leading out to a shared lawned garden.

Stepping into the entrance hall there is a radiator, telephone entry system, digital central heating control, built in storage cupboard with wall mounted consumer unit and further cupboard with coat hooks and storage space and doors leading to the principal rooms. The lounge and kitchen are at the far end of the hallway. 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. Radiator, coved ceiling and ceiling light. The kitchen is fitted with a range of white fronted units with work surfaces to three walls, inset single drainer stainless steel sink unit with base unit below and appliance space and plumbing for a washing machine,

four ring Hygena gas hob with Hygena oven below and extractor hood above, further work surface with cupboards and drawers under, space for fridge/freezer, wall mounted Worcester gas fired central heating boiler, non-slip flooring, partly tiled walls, dual aspect uPVC windows overlooking the communal garden and out to sea, ceiling strip light and radiator.

The main bedroom has a uPVC window to the side aspect, radiator and door leading to the en-suite. The en-suite comprises a walk in shower cubicle with boiler fed shower, close coupled WC, pedestal wash hand basin, tiled floor, fully tiled walls, chrome heated towel rail, wall mounted mirror, extractor fan and ceiling light.

The Second bedroom has a uPVC window to the side aspect and radiator.

The bathroom has a white suite comprising panelled bath, close coupled WC, pedestal wash hand basin, radiator, shaver light, frosted uPVC window, extractor fan, non-slip flooring and ceiling light.

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

Service Charge - £1930.44 for 2025

Ground Rent - £50 per annum.

Council Tax Band C - £2,409.05 per annum

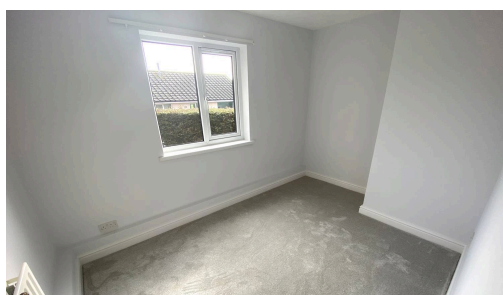
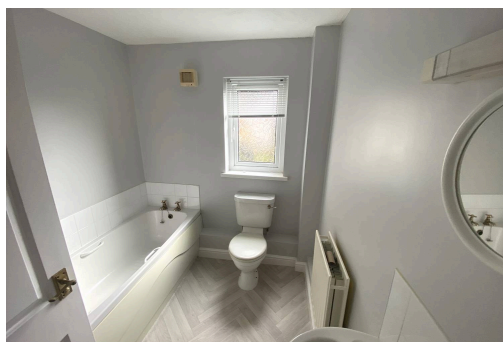
Mains Services - Gas, Electricity and Water

Broadband speed- Ultrafast 1000 Mbps (according to OFCOM)

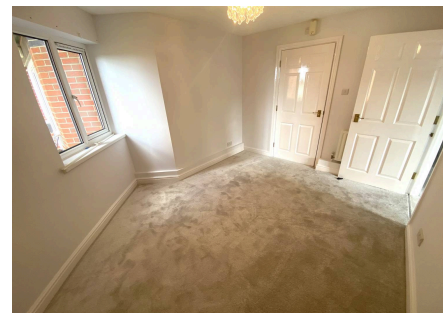


Small private patio area that leads out on to the communal lawned gardens. Designated parking space and visitors parking.

Allocated parking and visitors parking.



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.

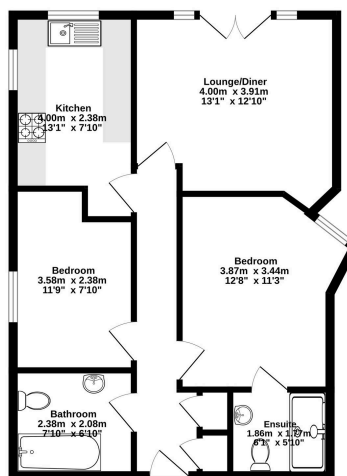


MEASUREMENTS:

Entrance Hall 6.2m x 1.3m (20' 4" x 4' 3"), Lounge 3.42m x 4m (11' 3" x 13' 1"), Kitchen 4.025m x 2.403m (13' 2" x 7' 11"), Bedroom 2.971m x 3.891m (9' 9" x 12' 9"), Bedroom 2.403m x 3.584m (7' 11" x 11' 9"), Bathroom 2.399m x 2.088m (7' 10" x 6' 10")



Ground Floor
57.4 sq.m. (617 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		74	77

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		75	78

EU Directive 2002/91/EC

TOTAL FLOOR AREA: 57.4 sq.m. (617 sq.ft.) approx.
We have every effort been made to ensure the accuracy of the information contained here. Measurements of plots, areas, volumes and other data are approximate and are not intended to be used for any purpose other than a general guide. The services, systems and appliances shown have not been tested and the quantities are for information only.

