



Hambleton House Barnpark Road
Teignmouth



Property Description

Set within the elegant and well-regarded Hambleton House, this two bedroom apartment occupies an elevated position on Barnpark Road, enjoying impressive views across Teignmouth, the coastline and surrounding area.

Accessed via a communal hallway, the apartment offers light and spacious accommodation throughout. The welcoming entrance hall provides access to all principal rooms and includes useful storage.

The heart of the home is the generous lounge, a bright and comfortable space ideal for relaxing or entertaining. French doors open directly onto a private balcony/terrace, creating a wonderful spot to enjoy the far-reaching views and outdoor seating.

The apartment further benefits from a separate kitchen/dining room, fitted with a range of wall and base units, ample worktop space and room for a dining table, making it both practical and sociable.

There are two well-proportioned bedrooms, both offering flexibility for use as double bedrooms, guest accommodation or home office space. The accommodation is completed by a modern shower room.

Hambleton House is ideally situated within easy reach of Teignmouth town centre, seafront, beach, local shops, cafés and restaurants. The mainline railway station is also close by, offering excellent transport links along the coast and to Exeter.

Overall, this is a superb apartment combining space, views and a prime coastal location, ideal as a main residence, second home or investment opportunity.

Front Of The Property

Allocated parking space.

Communal Hallway

Pleasant communal hallway with video intercom system.

Entrance Hallway

Space for coats and shoes, stairs to the first floor with a glazed door into the main property.

Dining Area

15' 1" x 7' 11" (4.60m x 2.41m)

space for table and chairs, storage cupboard, steps up to the lounge, opening into the kitchen and two wall mounted radiators.

Kitchen

15' 1" x 7' 7" (4.60m x 2.31m)

Double glazed windows to the front and side of the property, wall and base units, one bowl stainless steel sink/drainer, four ring gas hob and extractor, integrated eye level oven, integrated microwave, integrated dishwasher, space for fridge/freezer, gas boiler and breakfast bar.

Lounge

13' 11" x 12' 1" (4.24m x 3.68m)

Double glazed window to the side of the property, wall mounted radiator and patio doors opening onto a private terrace with sea views.

Inner Hallway

Storage cupboard, loft hatch and a wall mounted radiator.

Bedroom One

16' 9" x 9' 10" (5.11m x 3.00m)

Double glazed windows to the sides of the property and two wall mounted radiators.

Bedroom Two

10' 8" x 7' 6" (3.25m x 2.29m)

Double glazed window to the side of the property and a wall mounted radiator.

Shower Room

Obscure double glazed window to the side of the property, WC, wash hand basin and a wall mounted radiator.

Terrace/Balcony

South aspect terrace/balcony with pleasant sea views.

Agents Note

Ground Rent - £350 every quarter

Share of Freehold - TBC









Total floor area 75.5 m² (812 sq.ft.) approx

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EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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