

## 41B Teign Street, Teignmouth

£85,000 Leasehold

Top Floor Flat • One Bedroom • Kitchen • Bathroom • Living Room • Gas Central Heating • Town Centre Location • Listed Building • No Onward Chain • EPC - E

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This flat, in a quaint street in town, is one of two above a shop in a Listed building. As you enter through the communal entrance at the side of the shop, stairs rise to the top floor.

Upon entering the flat, there is an entrance hall with an entry phone receiver and a large storage cupboard housing the combination gas boiler and electric consumer box with coat hanging space and shelving. Doors lead to the living room, kitchen and bedroom. The rooms have some sloping ceilings, adding character.

The living room has windows to the front and rear aspect, with radiator and chimney breast with shelving fitted on either side. The bathroom is off the living room with a white suite comprising panelled bath with shower attachment and tiled surround, pedestal wash hand basin with tiled splash back, low level WC, extractor fan and radiator.

The bedroom has a window to the front and a radiator. The kitchen comprises base units with work surface over, small breakfast bar area, recessed appliances space, stainless steel sink and drainer, tiled splash backs, cooker point, plumbing for washing machine and window to the rear with views across to Shaldon. There is no onward chain.

A one bedroom top floor flat in the heart of Teignmouth. The rooms have some sloping ceilings, adding character. Close to amenities and transport links.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E



Tenure - Leasehold - 999 year lease from Jan 2008

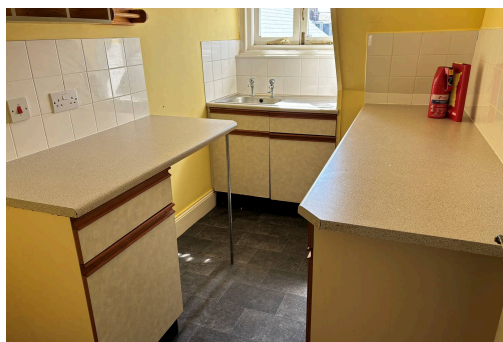
Service Charge - One third cost of communal work done & buildings insurance. This was £721.36 in 2025 and £733.06 in 2024 which included one third of the buildings insurance.

Ground Rent - £100 per year.

Council Tax Band - **A - £1,806.79 per year.**

Mains Services - Gas, Water and Electric

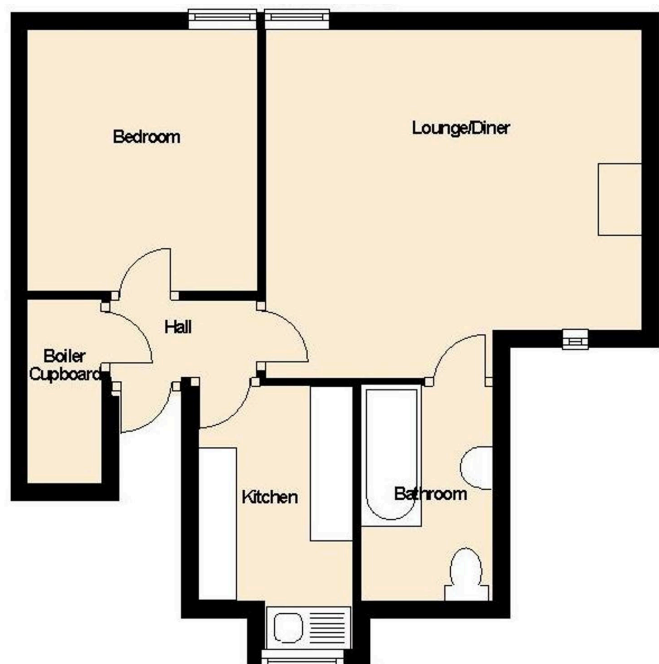
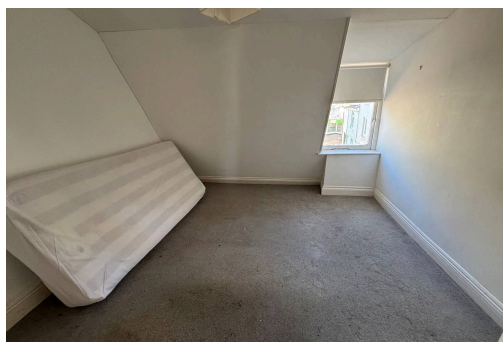
Broadband Speed- 1000Mbps (according to OFCOM)



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.



MEASUREMENTS - Lounge 14'4" x 7'8" (4.37m x 2.34m), Bedroom 10'3" x 5'10" (3.12m x 2.34m), Kitchen 10'1" x 5'10" (3.07m x 1.78m).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	54	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		