



Chain Free! Two Bedroom Top Floor Apartment With Sea Views. Beautifully presented throughout, ideal for a first time buyer or downsizers alike, perfectly positioned in the heart of Teignmouth, just a short walk from the town centre, local shops, bus and rail stations, as well as the beaches and seafront.

7 Sandford House | Teignmouth | TQ14 8NR





PROPERTY TYPE
Top Floor Apartment



SIZE
544 sq ft



LOCATION
Town



AGE
Victorian (1837 - 1901)



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Electric Radiator



PARKING
Off Road Parking



OUTSIDE SPACE
Communal Garden



EPC RATING
E



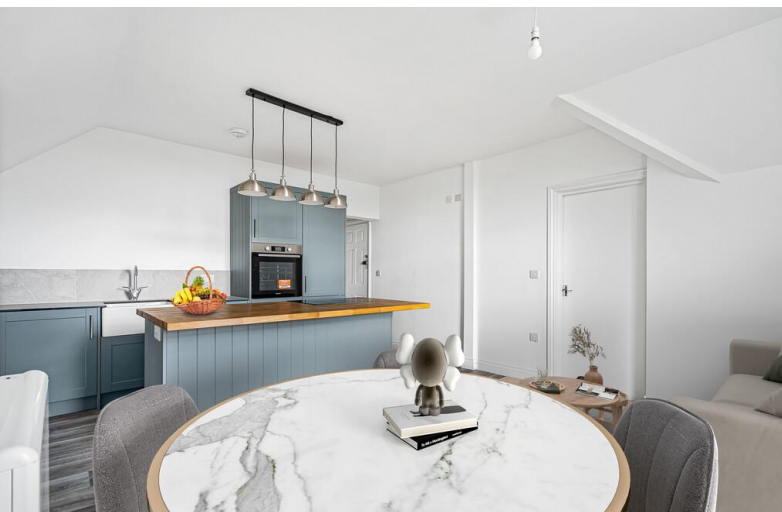
COUNCIL TAX BAND
A



in a nutshell...

- Top Floor Apartment
- Two Bedrooms
- Sea Views
- Open Plan Lounge Kitchen
- Off Road Parking
- Communal Gardens
- Viewing Recommended
- 125 Year Lease On Completion
- *Some Pictures Are For Illustrative Purposes Only





the details...

A new 125-year lease will be granted on purchase and the property also benefits from off-road parking. Please note, this home is available to residential homeowners only.

The communal entrance hall leads to stairs rising to the top floor. At the front, the spacious open-plan living and dining area features a modern kitchen with a central island, integral appliances and generous storage, creating a bright and welcoming space with plenty of room for both seating and dining furniture.

A stylish shower room is accessed directly from this living space and includes a walk-in shower. To the rear of the property lies a well-proportioned dual-aspect double bedroom along with a further single bedroom.

Low maintenance, surprisingly spacious, and beautifully presented – this apartment is ideal for first-time buyers, downsizers, or anyone looking for a stylish lock-up-and-leave by the sea.

In accordance with our legal and regulatory obligations, all vendors and purchasers are required to complete appropriate Anti-Money Laundering (AML) and identity verification checks before proceeding with a property transaction.

A fee is payable for the completion of these checks:

- Vendors: £25 + VAT per person
- Purchasers: £37.50 + VAT per person

The applicable fee is payable when the AML verification process is requested and covers the cost of carrying out the required identity and AML checks. Additional checks may be required where necessary to satisfy our legal and regulatory obligations.

Please note that payment of the AML verification fee does not guarantee that a transaction will proceed and does not form part of our estate agency commission.



Material Information (Subject to Legal Verification)

Tenure: Leasehold – New 125-year lease to be granted on purchase

Ground Rent: Peppercorn

Service Charge: Approx £150 per month

Council Tax Band: A

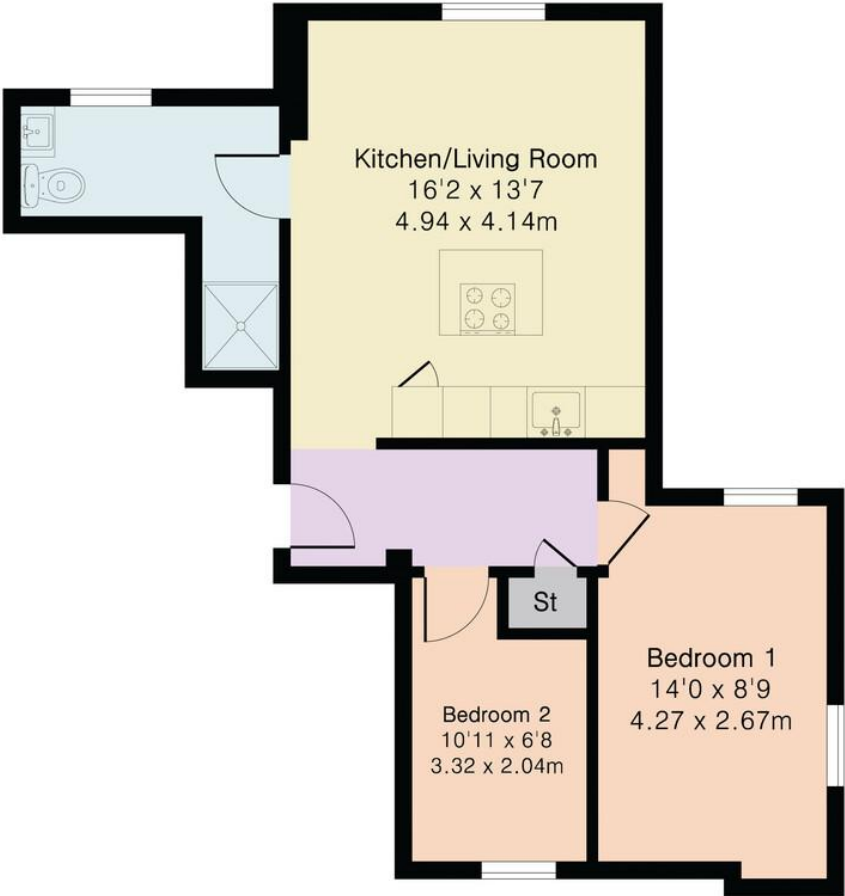
Residential homeowners only.

Some Images Are For Illustrative Purposes Only



the floorplan...

Approximate Gross Internal Area 544 sq ft - 51 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





the location...

Travel

Livingstone Road – Bus Stop – 0.12mi

Buckeridge Road – Bus Stop – 0.13mi

Teignmouth Rail Station – 0.51mi

Schools

Trinity School – 0.17mi

Teignmouth Community School – 0.33mi

Hazeldown School – 0.57

Please check Google maps for exact distances and travel times. Property postcode: TQ14 8NR



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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