



Immaculately Presented Penthouse Apartment With Vaulted Ceilings, Covered Balcony And Spectacular Sea, River And Estuary Views, Set Within The Prestigious Grand Banks Development Close To The Seafront And Town Centre.

20 Grand Banks | Teignmouth | TQ14 8FX





PROPERTY TYPE
Apartment



SIZE
743 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Air Source Heat Pump



PARKING
Off Road Parking, Secure
Gated Parking, Allocated
Parking, EV Charging



OUTSIDE SPACE
Balcony



EPC RATING
B - 88



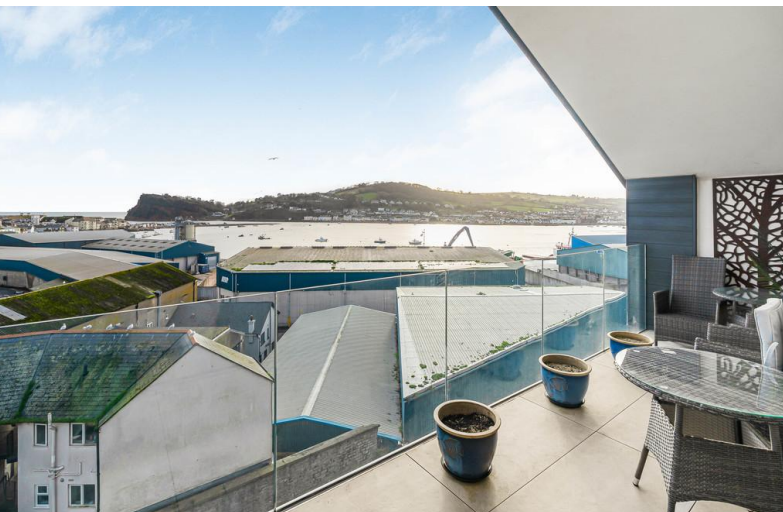
COUNCIL TAX BAND
C



in a nutshell...

- Two Bedrooms With Master En-Suite
- Vaulted Ceilings And Underfloor Heating Throughout
- Superb Open Plan Living Room And Kitchen With Integrated Appliances
- Covered Balcony With Sea, River And Estuary Views
- Secure Underground Allocated Parking With EV Charging
- Communal Gym And Drying Area
- Lift And Stair Access To All Floors
- Private Lock-Up Storage Cupboard
- Close To Seafront, Beaches And Town Centre





the details...

This exceptional penthouse apartment is situated within the highly regarded Grand Banks development and is presented in immaculate condition throughout. Previously operated as a successful holiday let, the property enjoys a prime position close to the town centre, seafront and beaches, while benefiting from breathtaking views across the River Teign estuary, Shaldon, Shaldon Beach, Teignmouth's river beach, the Ness and out to sea.

The building is approached via secure gated pedestrian and vehicular access with a video-controlled entry system. Electric gates provide access to the underground basement car park, where the apartment benefits from a numbered allocated parking space and access to electric vehicle charging. Communal facilities include a well-equipped gym, communal drying area with wall-mounted drying racks, secure bin storage, meter room and lift and stair access to all floors. A private lock-up storage cupboard is also allocated to the apartment.

Internally, the apartment offers beautifully designed accommodation with underfloor heating throughout and independent thermostatic controls to each room, all accessible via the Daikin app. The open plan living room/kitchen is a particular highlight, featuring a vaulted ceiling and expansive views. The lounge area enjoys recessed spotlighting and anthracite bi-fold doors opening onto the covered private balcony, creating a seamless connection between indoor and outdoor living.

The modern fitted kitchen is finished to a high standard with Corian work surfaces and a comprehensive range of integrated appliances including fridge, freezer, electric oven, convection microwave oven, dishwasher, wine cooler and washing machine.

Additional features include an induction hob with extractor over, sunken sink with mixer tap and drainer, feature lighting, recessed spotlights, and a window enjoying the same stunning outlook as the living area. A cupboard houses the Daikin electric boiler and heat exchange system, with a larder-style unit accommodating the hot water cylinder.

The entrance hall and inner hallway are tiled and provide access to all rooms, with a wall-mounted video entry system, loft access hatch and a useful storage cupboard. The principal bedroom enjoys a vaulted ceiling, recessed lighting, double glazed window and external electric shutters, along with a stylish en-suite shower room featuring a Fakro skylight, tiled shower enclosure with dual function shower, floating WC, vanity wash hand basin and recessed display shelving. The second double bedroom mirrors the quality of the main bedroom with vaulted ceiling, recessed lighting and electric shutters.

The main bathroom is equally well appointed, featuring a Fakro skylight, shower bath with dual function shower and glazed screen, floating WC, vanity wash hand basin, tiled recess and an illuminated de-mist mirror.

Agents Notes (Subject to Legal Verification)

Tenure: Leasehold

Service Charge - £1611.27 (1st January 2025-31st December 2025)

Lease Length: Approximately 997 Years Remaining

EPC Rating: B

Services: Mains Electricity, Water And Drainage

Heating: Air Source Heat Pump With Underfloor Heating Throughout

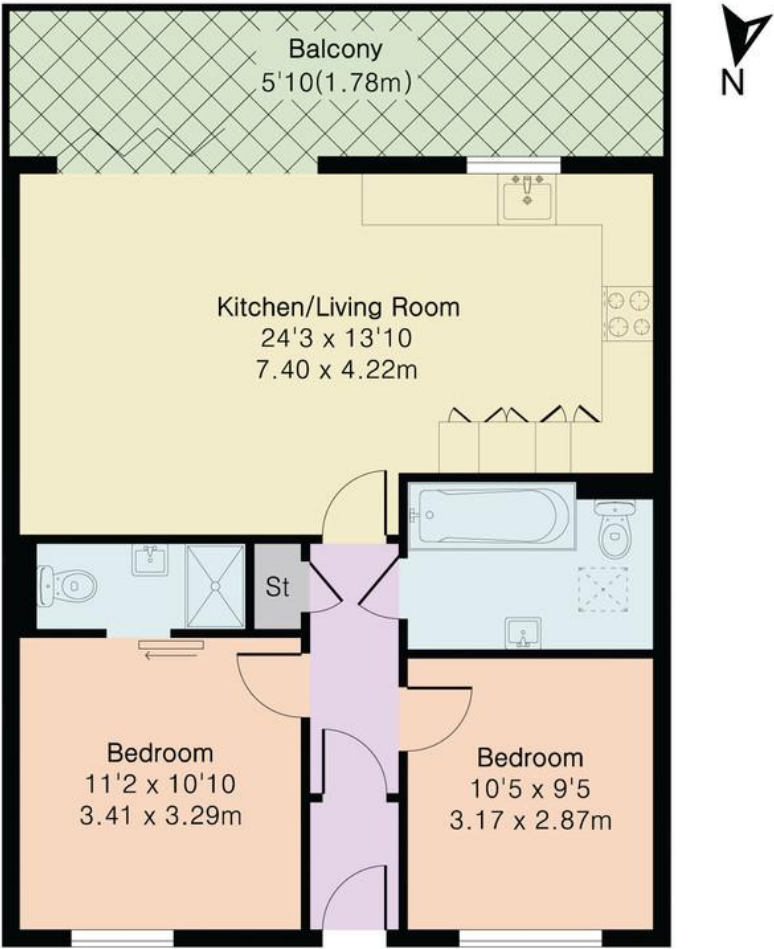
Parking: Secure Underground Allocated Parking Space With EV Charging Available

Additional Information: Communal Gym, Communal Drying Area, Private Lock-Up Storage Cupboard

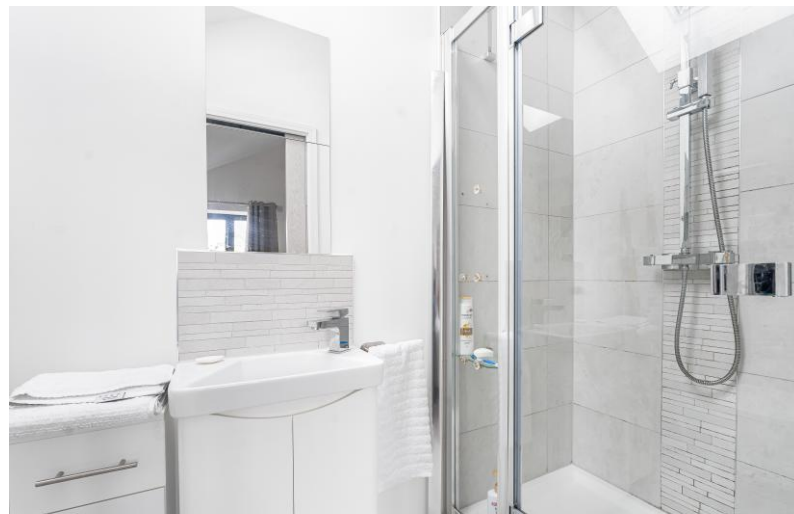


the floorplan...

Approximate Gross Internal Area 703 sq ft - 65 sq m



Fourth Floor Flat



the location...

Travel

Bitton Park, Bitton Park Road

0.5 mi • Bus stop or station

Hermosa Road

0.11 mi • Bus stop or station

Teignmouth Rail Station

0.30 mi • Train station

Schools

Teignmouth Community School, Exeter Road

0.26mi • Secondary

Our Lady And St Patrick's Roman Catholic Primary School

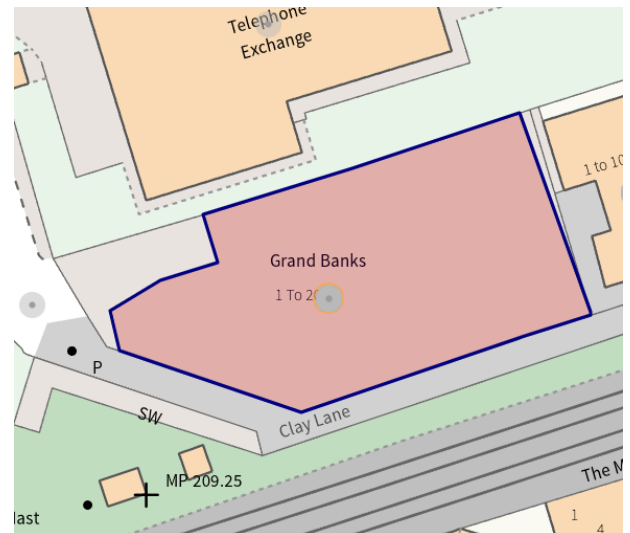
0.51mi • Nursery

Shaldon Primary School

0.59mi • Primary

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 8FX



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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