



7 Edens Court, Heywoods Road

£140,000 Leasehold

Purpose Built Ground Floor Flat • Over 55's Complex • Two Bedrooms • Modern Shower Room • Sunny Aspect • Communal Gardens • Easy Access to Town • Shared Parking (On a first come first served basis) • Guest Suite available • EPC - D

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Edens Court is conveniently located near the railway station and just a short walk from town. There are 25 flats in the development in two storey buildings.

Residents must be over 55 and there is a part time Manager on site and a guest suite. Each flat has pull cords for a 24 hour careline.

The flat is in a block of four on the ground floor, near the communal parking, Managers office and guest suite. On entering the flat, glass doors bring light into the entrance hall from the living room and kitchen. This is a particularly light flat, facing East at the front and West at the rear, enjoying views over the communal gardens to the front and rear.

The kitchen has base and wall units with work top and tiled splashbacks, electric hob with extractor hood over and electric oven. There is a stainless steel sink unit with draining board and mixer tap, hot water heater under the sink, plumbing for a washing machine, space for a fridge/freezer, and a window to the front with a pleasant open aspect.

The living room has a box bay window to the front with an open aspect and glass door giving light through to the inner hallway.

The inner hallway has a good size walk in storage cupboard with a further storage cupboard housing the hot water heater for the shower room. Doors lead to the shower room and the bedrooms.

The shower room is modern with a white suite comprising shower cubicle, electric Mira shower, low level flush WC and wash hand basin set in a vanity unit. It is fully tiled with an extractor fan, double wall cupboard, electric ladder style radiator and ceiling spotlights.

There is a good size double bedroom and further bedroom that could accommodate a small double bed, both facing the rear overlooking the rear communal garden.

There is uPVC double glazing, electric heating and a Tunstall alarm with pull cords in the living room, shower room and bedrooms.

There are communal gardens to the front and rear with shared washing lines.

There is limited parking on a first come first served basis and visitor spaces.



LEASEHOLD - 86 YEARS REMAINING
SERVICE CHARGE - £212.69 PER MONTH - INCLUDES BUILDING INSURANCE (TO MARCH 2026)

GROUND RENT - £15 PER ANNUM

COUNCIL TAX BAND B - £2012.40 PER ANNUM

MAINS SERVICES - ELECTRIC AND WATER

BROADBAND SPEED- 1000mbPS (ACCORDING TO OFCOM)



Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.

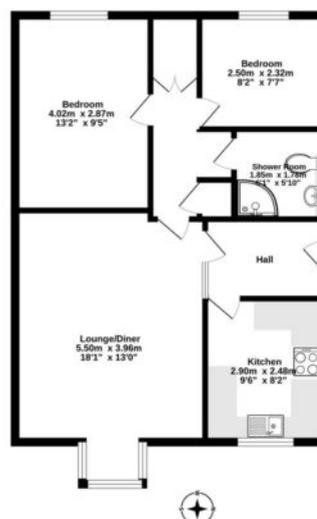


MEASUREMENTS-

Lounge/Diner 5.50m x 3.96m (18'01" x 13'00"), Kitchen 2.90m x 2.48m (9'06" x 8'02"), Bedroom 4.02m x 2.87m (13'02" x 9'05"), 2.50m x 2.32m (8'02" x 7'07")



Ground Floor
58.9 sq.m. (634 sq.ft.) approx.



TOTAL FLOOR AREA: 58.9 sq.m. (634 sq.ft.) approx.
These measurements have been made to the best of our knowledge and are not intended to be used for legal purposes. The actual area may vary slightly from the measurements shown on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		