





Flat 5, Royal Court Den Crescent, Teignmouth

£89,950 Leasehold

Retirement Apartment for Aged 60+ • Ground Floor (Level Access) • One Bedroom • Lounge/Diner • Kitchen • Wet Room • House Manager • Pull Cords & Care Alarm System • Situated on Teignmouth's Promenade • EPC - C

Contact Us...

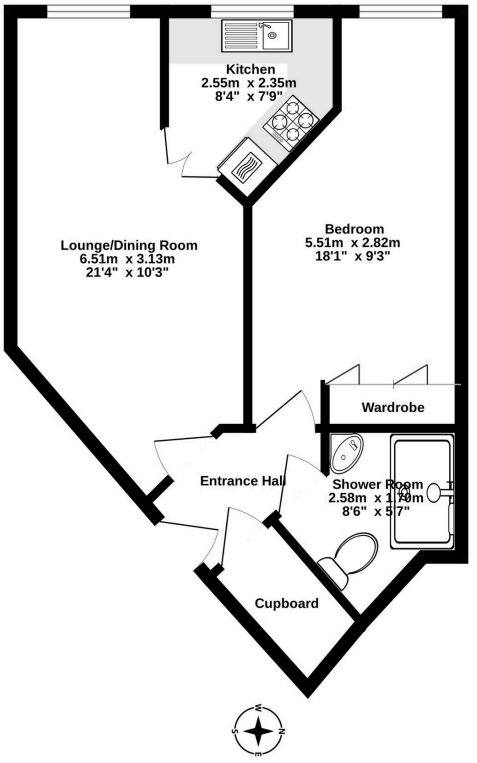
01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

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Ground Floor
46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA : 46.3 sq.m. (498 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Royal Court is in an enviable position directly opposite the Den and sea front in Teignmouth for those aged 60+. It is situated on the site of the former Royal Hotel and retains much of its original splendour in the galleried residents lounge. We've sold many flats in Royal Court and so know many people who live there, all of whom are very happy there. Also the Resident Manager is particularly helpful and many social activities can be enjoyed if you wish to get involved.

This apartment is located on the ground level within a short level walk to exits and all amenities. There is a lift nearby should you wish to visit other areas of Royal Court.

Stepping into the apartments entrance hall there is an entry phone receiver and a good sized storage cupboard housing the hot water system with slatted shelving and light.

The living room has a uPVC double glazed window with rear aspect towards Brunswick Street. There is an electric heater, feature electric fire and double doors lead through to the kitchen which is fitted with base and wall units and has the same aspect as the living room.

There is a stainless steel sink unit, induction hob with extractor fan, eye level oven and space for a fridge and freezer. There are tiled splash backs and an electric wall heater.

The bedroom, with an aspect towards Brunswick Street, has a night storage heater and mirror fronted built in wardrobes.

The fully tiled wet room comprises an electric shower, low level flush WC and wash hand basin. There is a wall mounted mirror, extractor fan and electric wall heater.

The apartment is fully uPVC double glazed with night storage heating (not tested) and emergency pull cords.

Teignmouth is one of South Devon's most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals downsizing, as well as retirees and lifestyle movers, relocating for coastal living and quality of life.

There are small sitting out areas to the rear. At the front steps lead up to the main entrance of Royal Court and there is also level access from the rear. Please note that parking there is limited. Stepping out of the building, you are very centrally located for the town's beaches and amenities. The apartment is just a few minutes stroll to the Post Office, doctors, dentist and foot clinic. There is a bus stop also nearby with a regular service to both Torbay and Exeter.







Leasehold - 125 year lease from 1998

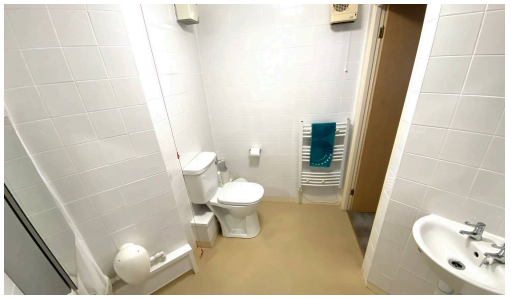
Service Charge £3,195.16 per year includes water and building insurance (From 1st September 2026)

Ground rent £680 per year

Council Tax Band B - ***£2,107.93 per year***

Mains Services - Electricity & Water







MEASUREMENTS:

Lounge 6.51m x 3.13m (21'4" x 10'3")

Kitchen 2.55m x 2.35m (8'4" x 7'9")

Bedroom 5.51m x 2.82m (18'1" x 9'3")

Shower Room 2.58m x 1.70m (8'6" x 5'7")







Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



