





Garden Flat, 8 Ferndale Road, Teignmouth

£205,000 Leasehold

Garden Flat Close to Station & Town Centre • Two Bedrooms • Modern Kitchen • Spacious Lounge with Garden Access • Shower Room • Sunny & Level Rear Garden • Enclosed Rear Porch with Storage • Shared Parking Area • Share of Freehold • EPC - D

Contact Us...

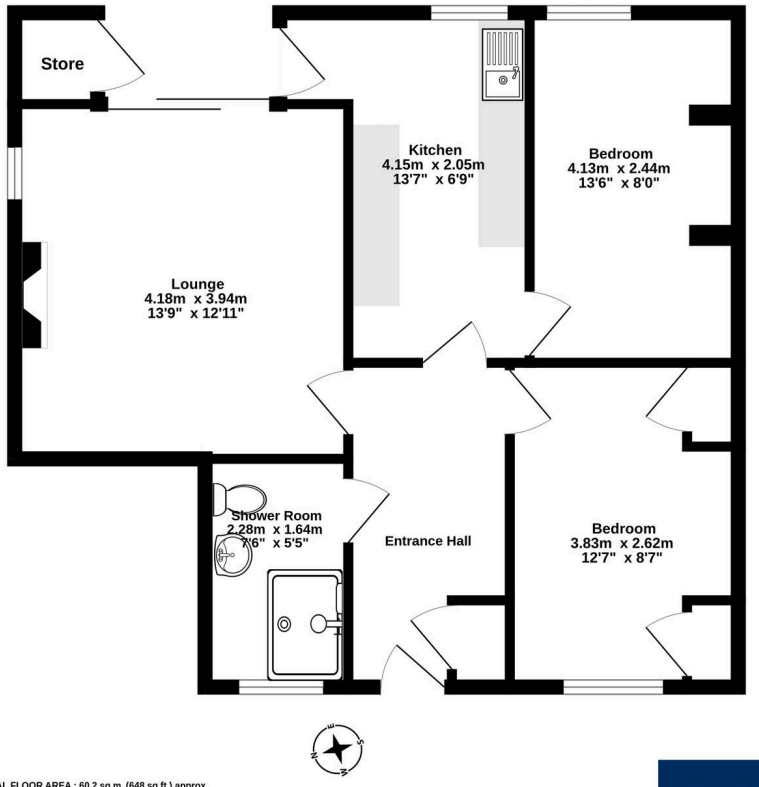
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Ground Floor
60.2 sq.m. (648 sq.ft.) approx.



TOTAL FLOOR AREA : 60.2 sq.m. (648 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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A spacious and well presented two bedroom garden flat in an elegant Victorian semi detached villa in the sought after residential area of East Teignmouth, with its own front and back doors. The accommodation comprises two bedrooms, modern kitchen, shower/wet room and living room. It has its own enclosed good sized rear garden, a shared parking area between the three flats in the building and a third share of the freehold. The property is situated a short walk from the train station and town.

Stepping into the property, the brand new carpets and neutral decor give it a warm comfortable feel. The entrance hall is a good size with plenty of space for coats and shoes with doors leading to the principle rooms and a storage cupboard which houses the “ideal” boiler. The living room is a particularly spacious and bright room thanks to the large uPVC window and patio doors leading out into the garden. The kitchen has been modernised to a high standard and comprises wall and base units, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine or dishwasher and space for a tall fridge/freezer. There is also access into the garden via a door at the end of the kitchen.

The bedrooms are both good sizes, with bedroom one facing the front of the property and having two built in storage cupboards, while bedroom two has an outlook to the rear garden. The shower/wet room has an obscured uPVC window facing the front of the property and a white suite comprising wash hand basin, WC and shower with shower chair.

No onward chain.

Gas central heating and double glazed (except one small window in the living room).

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 who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

Level and sunny garden with terrace, good size lawn, potting shed and green house. There is an outside tap and light and a gate at the side gives access to the flat from the front with no steps.







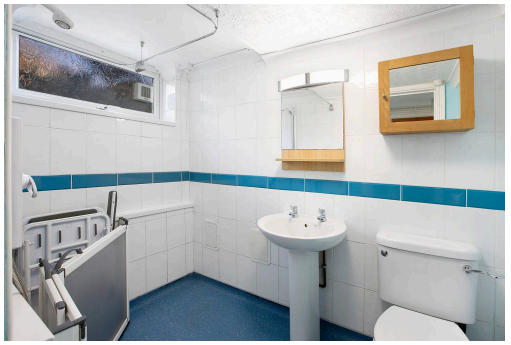
Tenure: Leasehold - Was 999 years from start of lease.
One third share of freehold.

Maintenance payments - One third of any communal work and one third of building insurance which was £852.96 for the last year (£284.32 each).

Council Tax Band ***A - £1,806.79 per annum***

Mains Services: Gas, water and electric

Broadband Speed: Ultrafast 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 & Midlands 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: Bedroom 8'7" x 12'7" (2.62m x 3.83m), Bedroom 8'0" x 13'6" (2.44m x 4.13m), Kitchen 6'9" x 13'7" (2.05m x 4.15m), Living Room 12'11" x 13'9" (3.94m x 4.18m), Shower Room 5'4" x 7'6" (1.64m x 2.28m)



