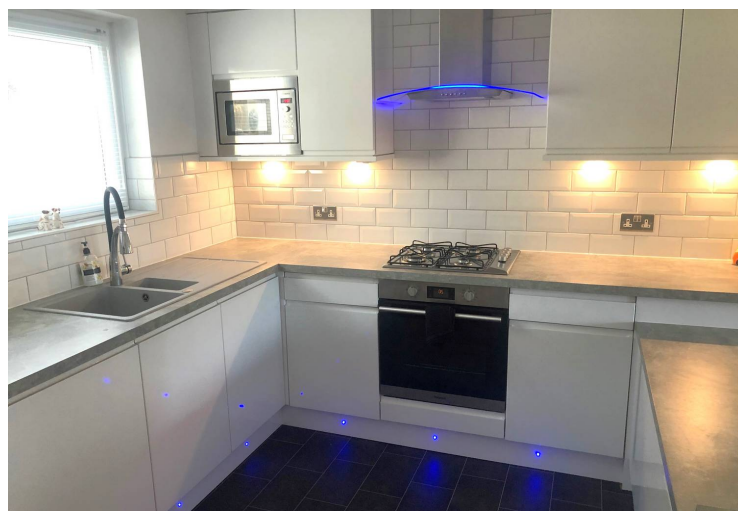




2 Westcliff Heights, Parson Street, Teignmouth

£215,000 Share of Freehold

Town House Style Property • Long Lease with Share of Freehold • Two Bedrooms • Bright Spacious Living Room • Modern Kitchen and Bathroom/WC • Sea views • Covered Parking Space • Secure Intercom Entry • In Secure Small Complex • EPC - C

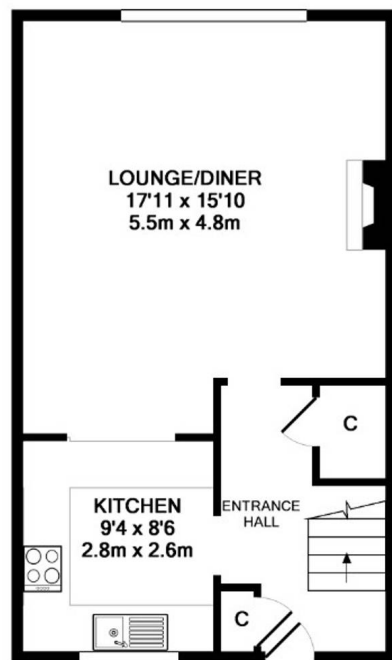
Contact Us...

01626 815815

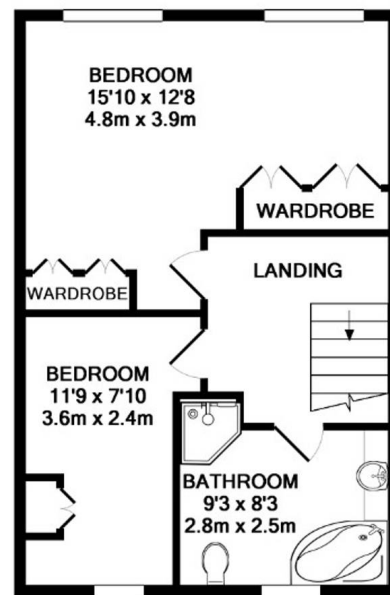
teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

chamberlains
the key to your home



GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019



Covered steps ascend to the main entrance door in to this property. Directly outside this door, the length of the property, there is a brick paved covered area. The entrance hall has stairs to the first floor landing with an under stairs cupboard with radiator. There is a further storage cupboard, entry phone handset, radiator and laminate floor.

The living room is a good size with continuation of laminate flooring, modern focal point fireplace with combined electric and fanned convector heater (from the central heating system). There are uPVC double glazed tilt and turn windows to the front with fitted blinds with an outlook over neighbouring properties to Shaldon with the railway line below. There is a television and telephone point and four wall light points.

The kitchen is modern with a range of white base and wall units, one of which houses the recently replaced boiler. There is a sink unit, integral electric oven and gas hob with hood over, wine cooler and microwave and there is plumbing for a dishwasher. The mixer tap and cooker hood illuminate and there is skirting board and work top lighting in addition to ceiling spot lights.

Grey worktops incorporate a breakfast bar area where there is an arched opening to the living room. A uPVC double glazed window looks through to a covered courtyard.

On the first floor there is a landing with access to the roof space and doors to both bedrooms and bathroom.

Bedroom 1 is a good size double room with two double mirror-doored fitted wardrobes, radiators and two uPVC double glazed tilt and turn windows with fitted blinds with an elevated outlook over the town, River Teign, Shaldon and rural fields beyond.

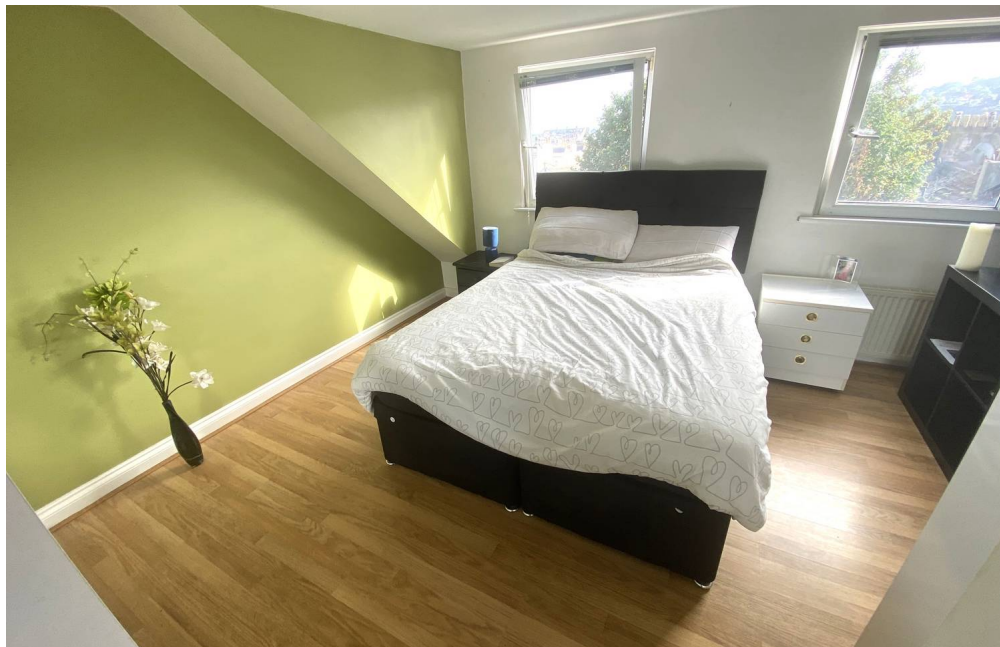
Bedroom 2 has a uPVC double glazed tilt and turn window and radiator.

The bathroom has a corner bath, close coupled WC, matching hand basin and corner shower enclosure with thermostatic mixer shower. There is an obscure double glazed window, extractor vent and radiator and wall mounted mirror fronted medicine cabinet.

There is a communal bin store and a communal lobby with a communal laundry room where residents can put private washing machines and where there is a communal use commercial tumble dryer.

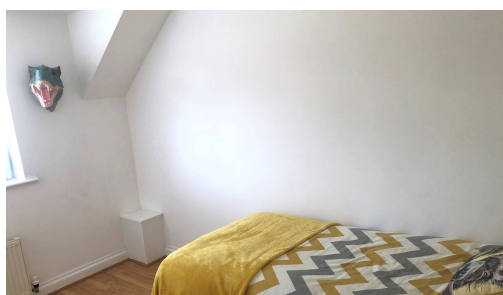
Service Charge £100 per annum plus 1/4 share of building insurance costs.
Lease was 999 years. Council Tax Band C.

There is central heating and double glazing.

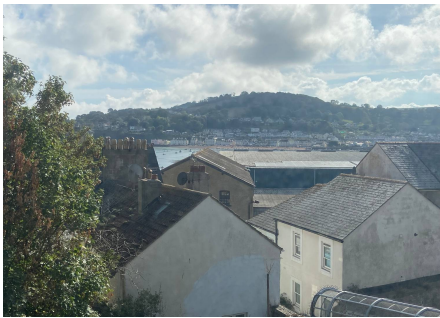


MEASUREMENTS

Lounge 17' 10" x 15' 10" (5.44m x 4.83m) Kitchen 9' 3" x 8' 5" (2.84m x 2.58m) Bedroom 1 15' 10" x 12' 7" (4.84m x 3.85m) Bedroom 2 11' 9" x 8' 5" (3.59m x 2.57m)



Parson Street is off Quay Road which leads from the A379 to the docks and back beach side of Teignmouth. The A379 is where the train station is. When going up Parson Street from Quay Road go over the railway bridge and Westcliff Heights is immediately on your left. There is a pedestrian and vehicle security entrance here. Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. It is a coastal town that has a historic port and working harbour, with a Victorian Pier and promenade. There are sandy sea and river beaches excellent for sailing and water sports with two sailing clubs and a diving school. Teignmouth has a comprehensive range of facilities including supermarkets, local independent shops, a selection of bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools.



- Town House Style Property
- Long Lease with Share of Freehold
- Two Bedrooms
- Bright Spacious Living Room
- Modern Kitchen and Bathroom/WC
- Sea views
- Covered Parking Space
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- EPC – C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		