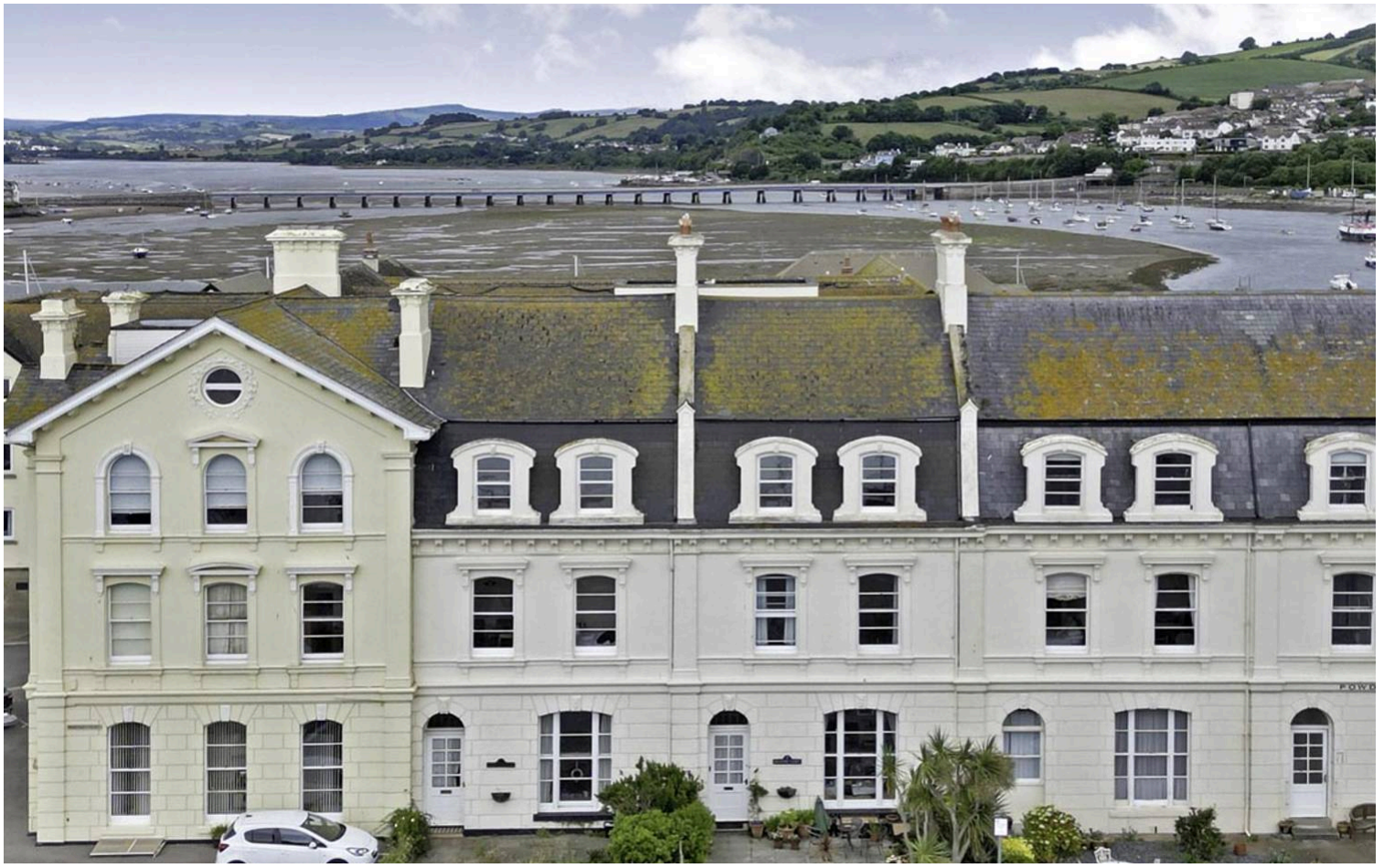






Flat 5, Dolphin Court, Powderham Terrace, Teignmouth

£220,000 Leasehold

Top Floor Seafront Apartment • Two Bedrooms • Spacious Lounge with Feature Sea Front View Window Seats • Modern Kitchen/Breakfast Room • Modern Shower Room • Allocated Parking Space and Store Area • Incredible Views Out to Sea • Lift Access • Stone's Throw From Beaches, Amenities and Transport • EPC - D

Contact Us...

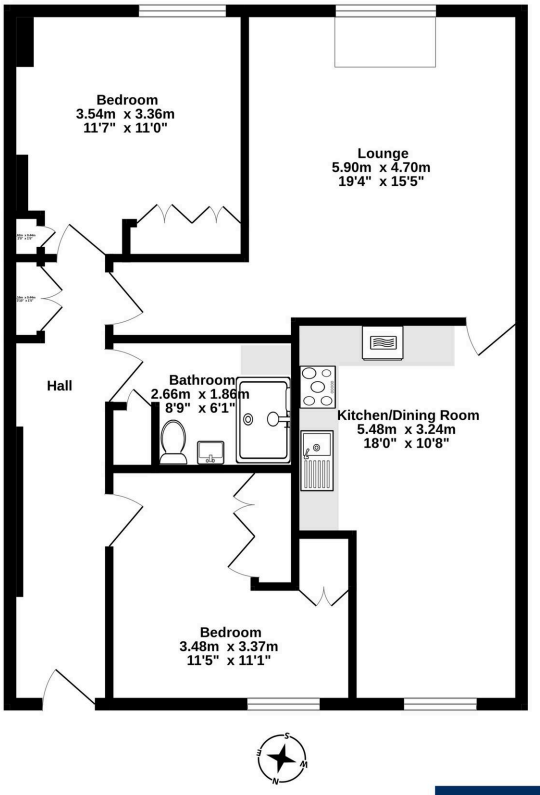
01626 815815

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Teignmouth
TQ14 8HH

chamberlains
the key to your home

2nd Floor
72.1 sq.m. (776 sq.ft.) approx.



TOTAL FLOOR AREA : 72.1 sq.m. (776 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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One key to your home

'Dolphin Court' is a grade II listed building, a stone's throw away from the seafront, affording incredible views across the seaside landscape and a short, level stroll to the bustling town centre, various transport links, shops and cafes and other amenities.

The communal front door is on the Strand and the parking space and storage cupboard are beneath the building, accessed from that side. The building faces the sea front and is grade II listed at the front. A lift gives access to the second (top) floor. Stepping in to the apartment, the entrance hall is a generous size, providing space for coats and shoes, an entry call system, doors off to the principal rooms, a cupboard with shelving and a loft hatch. The lounge is particularly bright and spacious with a raised window seating area and a superb outlook.

The kitchen/breakfast room is a good size and well presented and fitted with a range of base and wall mounted units, tiled splashbacks, four ring electric cooker, stainless steel sink, integrated fridge/freezer, oven, grill and further appliances. The breakfast room area has space for a dining table and seating with a large window allowing light.

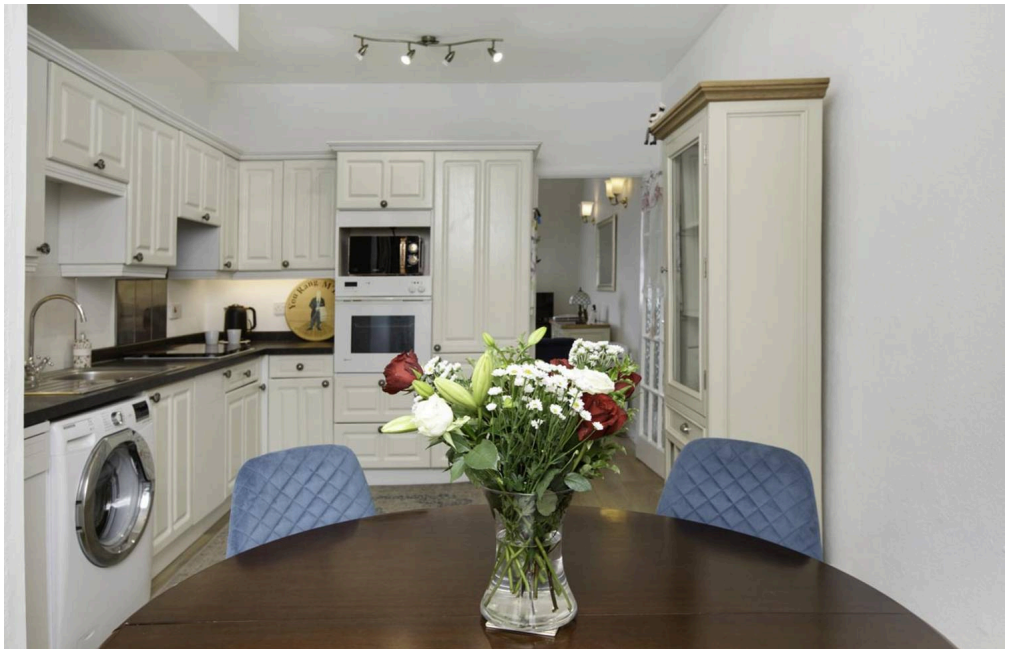
The master bedroom is a great sized double with a large window benefiting from the sea views and there is a generous amount of built-in storage. The guest bedroom is a good sized double with a built-in wardrobe and a large window overlooking Strand. The shower room comprises a walk-in shower cubicle with electric shower, low level WC, recessed wash hand basin with vanity unit below, single inset shelving unit, chrome heated towel rail and a cupboard housing the water tank.

MEASUREMENTS:

Lounge 5.90m x 4.70m (19'04" x 15'05"), Kitchen/Dining Room 5.48m x 3.24m (18'00" x 10'08"), Bedroom 3.54m x 3.36m (11'07" x 11'00"), Bedroom 3.48m x 3.37m (11'05" x 11'01"), Shower Room 2.66m x 1.86m (8'09" x 6'01")







Leasehold - 999 year lease from 1974
Council Tax Band C - ***£2,409.05 per annum***

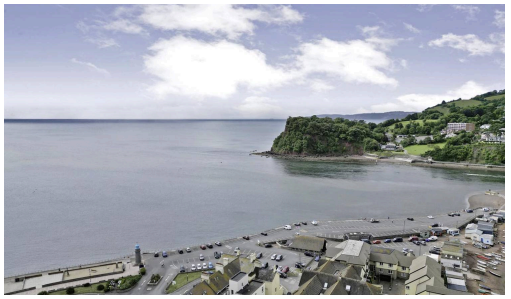
Service Charge - ***£3,000 per annum***

Ground Rent - ***£10 per annum***

Mains Services - Electric & Water

Pets permitted with consent of Management Company







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.







- Top Floor Seafront Apartment
- Two Bedrooms
- Spacious Lounge with Feature Sea Front View Window Seats
- Modern Kitchen/Breakfast Room
- Modern Shower Room
- Allocated Parking Space and Store Area
- Incredible Views Out to Sea
- Lift Access
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