



**Connells**

Kingsway  
Teignmouth



### Property Description

*Situated in a convenient residential location close to local amenities, schools and transport links, this well-maintained three bedroom maisonette offers comfortable and practical living accommodation throughout.*

*The ground floor comprises a welcoming entrance hall leading to a bright and spacious lounge, providing an excellent space for relaxing or entertaining. The modern fitted kitchen has been tastefully updated with contemporary wall and base units, integrated oven, ample worktop space and stylish tiled splashbacks. A useful downstairs WC/utility room completes the ground floor accommodation.*

*Upstairs, the property offers three bedrooms. The generous principal bedroom enjoys views to the front, whilst the second double bedroom benefits from direct access onto a private balcony, creating a pleasant outdoor seating area. The third bedroom makes an ideal child's bedroom, home office or nursery. A family bathroom is fitted with a white suite including bath with shower over, wash basin and WC.*

*Conveniently located within easy reach of Teignmouth town centre, local shops, schools, beaches and mainline rail links, this property offers an excellent opportunity for a wide range of buyers.*



## Front Of The Property

Communal area to the front and a pathway leading to the main entrance.

## Entrance Hallway

Obscure double glazed window to the front of the property, stairs to the first floor and understairs storage cupboard.

## Wc/Utility Room

WC, wash hand basin, plumbing for washing machine and space for tumble dryer.

## Kitchen

14' 10" x 12' 8" ( 4.52m x 3.86m )

Double glazed window to the front of the property, wall and base units, one bowl stainless steel sink/drainer, electric hob with extractor over, oven, space for fridge/freezer, space for table and chairs.

## Lounge

10' 4" x 8' 8" ( 3.15m x 2.64m )

Double glazed window to the rear of the property and a wall mounted electric heater.

## First Floor

### Bedroom One

14' 10" x 10' ( 4.52m x 3.05m )

Two double glazed windows to the front of the property.

### Bedroom Two

12' 9" x 8' 8" ( 3.89m x 2.64m )

Double glazed patio doors opening out onto a balcony.

### Bedroom Three

12' 10" x 6' 1" ( 3.91m x 1.85m )

Double glazed window to the rear of the property.

## Bathroom

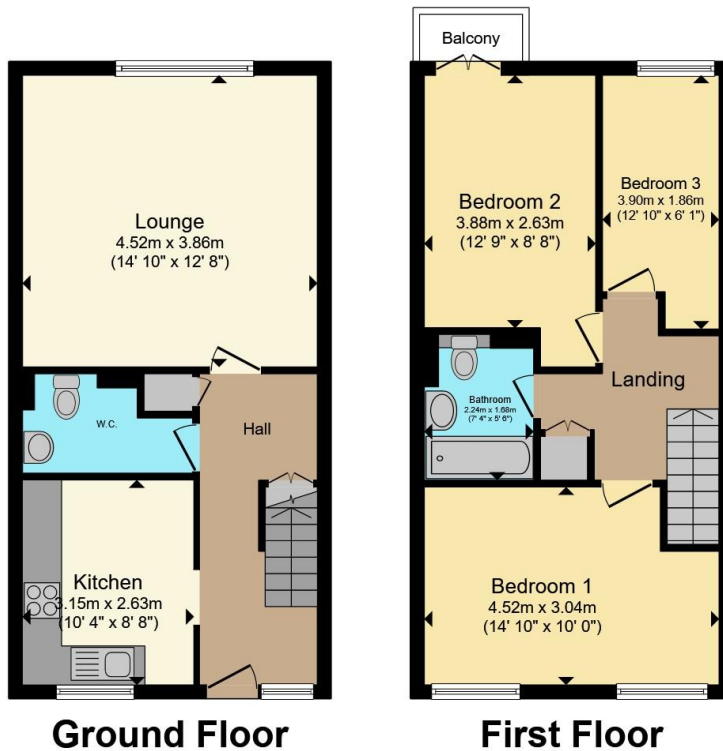
Bath with shower over, WC and wash hand basin.

## Agents Note

Lease: 125 years from 20th November 1989 (88 years remaining)

Annual Service Charge: £900.52





Total floor area 84.6 m<sup>2</sup> (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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EPC Rating: E Council Tax  
Band: B

Service Charge: 900.52 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NAB313454](http://connells.co.uk/Property/NAB313454)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Nov 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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