



## Flat 12, Model Cottages Daimonds Lane, Teignmouth

£112,950 Leasehold

Top Floor Apartment • Double Bedroom • Large Bathroom • Modern Fitted Kitchen • Living Room • River & Countryside Views • Planning Permission to Extend into Loft • Modern Finish Throughout • Close Proximity to Town Centre • EPC - E

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A modern, one bedroom apartment situated in a historic area of Teignmouth, and only a stones throw from the town centre, this apartment comprises entrance hall, living room, double bedroom, modern fitted kitchen, bathroom.

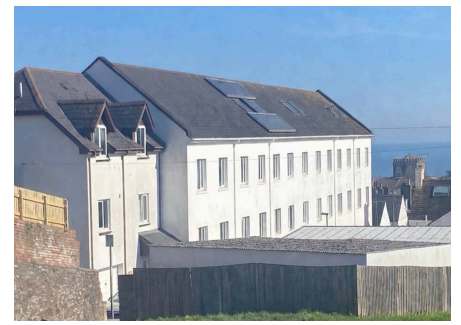
Stepping into the apartment, on the third floor, you enter the entrance hall which has doors to the kitchen, bathroom, living room and bedroom. The modern fitted kitchen comprises one and a half bowl stainless steel sink & drainer with mixer tap above, base and wall units with wooden work tops, electric four ring hob, electric oven, space for fridge/freezer and plumbing for a washing machine. There is a uPVC overlooking the entrance walkway and space for table and chairs. The living room is a large, bright room thanks to the uPVC window, facing a westerly direction and offering views towards the river. The bathroom has been newly fitted, tiled suite with double ended bath with electric shower over, pedestal wash hand basin, WC, ladder style towel radiator and obscured double glazed window.

There is also a door to a linen cupboard which houses the hot water tank. The double bedroom has a large double glazed window facing a westerly direction allowing plenty of natural light and views towards the river and countryside beyond.

This apartment also benefits from planning permission to extend into the loft space above, which is accessed through a loft hatch in the entrance hallway.

No Onward Chain.

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.



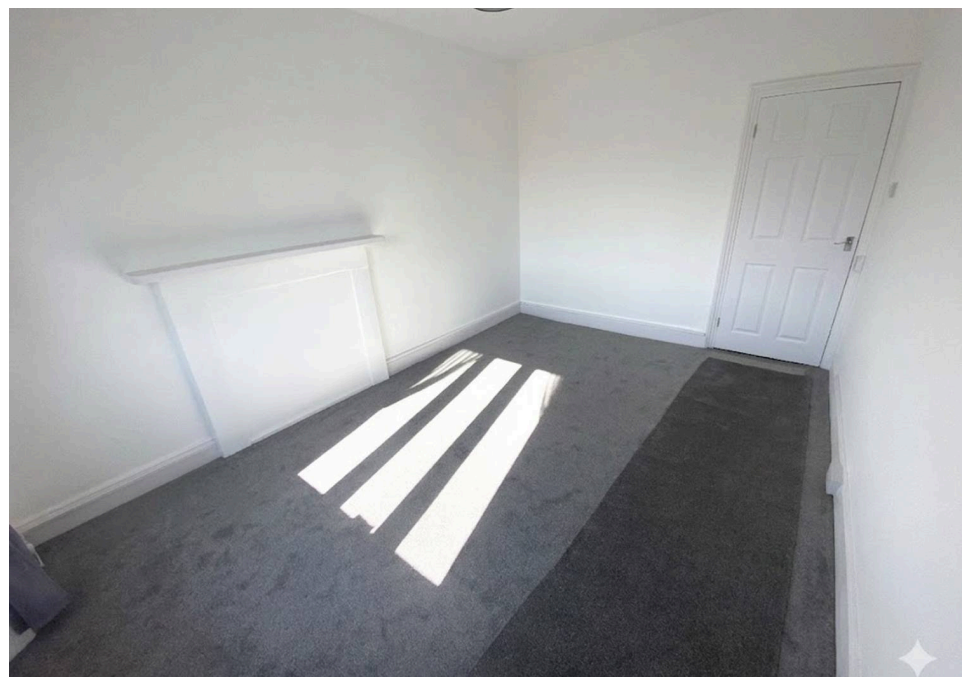
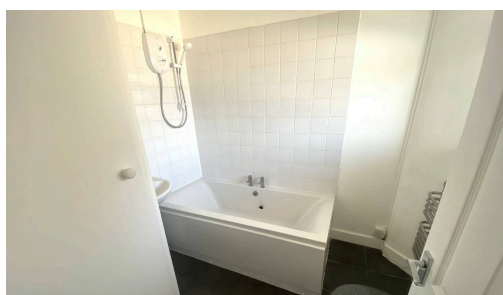
Tenure - Leasehold - 980 years left on lease  
Service Charge - £600 *per annum*

Ground Rent - £100 *per annum*

**Council Tax Band - A - £1,806.79 per year.**

Mains Services - Water and Electric

Broadband Speed- 1000Mbps (according to OFCOM)



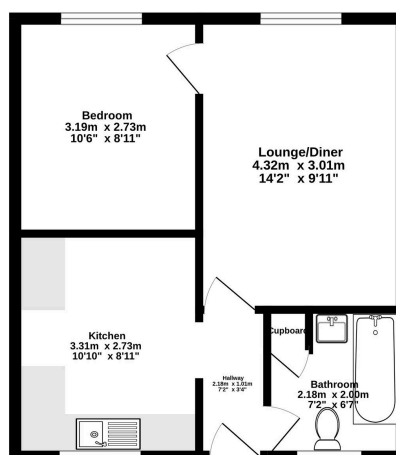
A modern, apartment comprising modern kitchen & bathroom, living room & bedroom both offering views towards the river and countryside, close to the town centre with no onward chain.



MEASUREMENTS - Lounge 4.32m x 3.21m (14'02" x 10'06"), Kitchen/Diner 3.41m x 2.75m (11'02" x 9'00"), Bedroom 3.12m x 2.75m (10'03" x 9'00"), Bathroom 2.21m x 2.06m (7'03" x 6'09").



Ground Floor  
37.3 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA: 37.3 sq.m. (402 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee is given. Measurements are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		