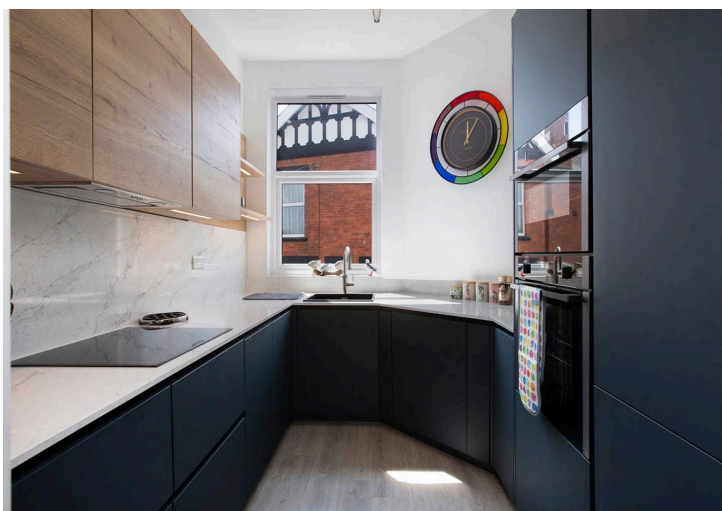




Flat 1, Abbeyville Winterbourne Road, Teignmouth

£185,000 Share of Freehold

Immaculate One Large Bedroom Flat • In Close Proximity to Town and Train Station • Allocated Parking • No Onward Chain • Views across Town • Recently Refurbished • Large Lounge with Bay Window • Quality Fitted Kitchen • Modern Shower Room • EPC – E

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Teignmouth
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the key to your home



A renovated, spacious and extremely light ground floor one bedroom flat with parking in close proximity to the town centre and railway station.

A communal front door leads in to the main entrance hall of the building with a door leading to the front door of the flat. Stepping in to the flat you can immediately see its excellent condition as a programme of improvements have been undertaken in recent years. The hall has a modern electric heater, a built-in cupboard with slatted shelving and an electric water heater and stylish internal doors leading off to all rooms.

The lounge is an elegant room with high ceilings, ornate cornicing and a double glazed tilt and turn bay window with views over the town and beyond. There is plenty of space for a dining table and chairs and there is a recently installed remote controlled feature electric log fire with limestone surround and hearth and a modern electric heater.

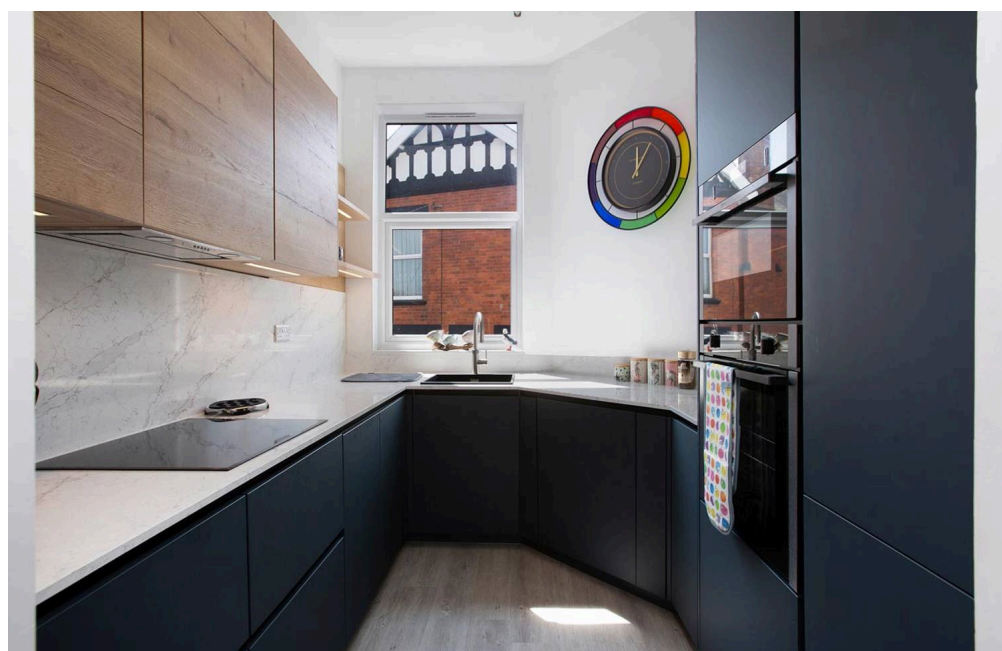
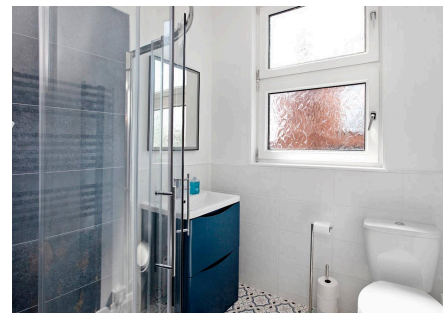
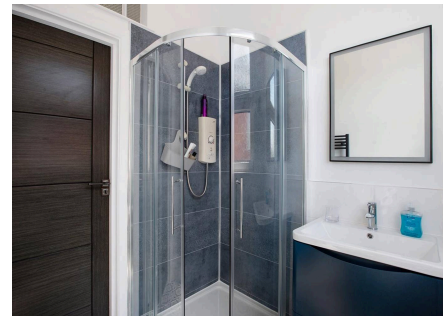
The kitchen has been totally modernised with white quartz worktops and splashbacks, stylish wall and base mounted units, AEG induction hob, NEFF eye level double oven and microwave, integral fridge/freezer and washing machine, single bowl acrylic sink and a double glazed window to the side aspect.

The large double bedroom has a double glazed window to the front aspect and a modern electric heater.

The modern shower room comprises a fully tiled corner shower cubicle with a sliding screen surround, wall mounted wash hand basin with inset vanity cupboards under, a close coupled WC, heated towel rail and an obscured glazed double glazed tilt and turn window to the side aspect.

There is uPVC double glazing and recently installed programmable electric heaters. Underfloor insulation has been fitted between the joists of the living room and kitchen and all carpets were replaced in 2024. As this has currently been a holiday home (for the owners own use), there has been little wear since its refurbishment and there will be no onward chain.

A gate at the side of the property leads to the communal patio garden, bin storage area and steps down to Higher Brimley Road.
An allocated parking space is situated directly in front of the property.



Tenure: Leasehold (with share of Freehold)

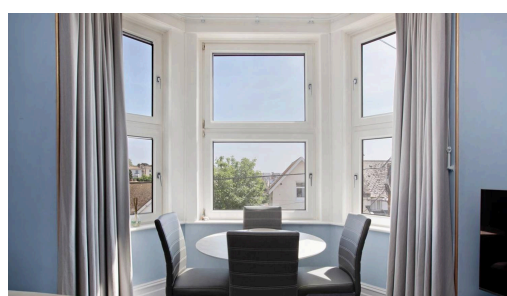
Length of Lease: 949 years remaining.

Service Charge: All maintenance split 4 ways between the flats.

Council Tax Band: A (£1806.79 per annum)

Mains Services: Electric and mains water.

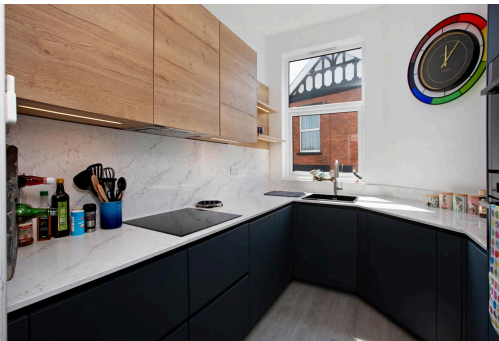
Broadband Speed: Ultrafast 1000Mbps (according to OFCOM)



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.



MEASUREMENTS: Lounge/Dining Room 17'10" x 13'07" (5.44m x 4.14m), Bedroom 13'08" x 12'07" (4.17m x 3.84m), Kitchen 9'11" x 8'01" (3.02m x 2.46m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		

Ground Floor
54.0 sq.m. (581 sq.ft.) approx.



TOTAL FLOOR AREA : 54.0 sq.m. (581 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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