



2a Higher Brook Street, Teignmouth

£137,500 Leasehold

First Floor Maisonette • Own Entrance • Lounge Open Plan to Kitchen • Double bedroom and Single Room • Bathroom/WC • Log Burner in Lounge • Rear Terrace with Shed • Close to Town and Amenities • EPC - E

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

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On entering through your own front door, stairs then lead up in to the open plan lounge and kitchen. This room is quite a feature with the staircase leading up in to it with the living space to one side and the kitchen to the other with a storage cupboard on the half landing.

The living area has a log burner and two double glazed windows to the front. The kitchen has base and wall mounted units, a single bowl single drainer stainless steel sink unit with mixer tap, cooker, space for fridge/freezer and space/plumbing for a washing machine. There is a double glazed window to the rear and a fully glazed double glazed door to the rear terrace.

Stairs lead up from the corner of the kitchen to a small landing, off which there are two bedrooms and a bathroom. The main bedroom has a double glazed window to the front and a good size storage cupboard in to the eaves. The second bedroom is small with a sloping ceiling with room for a single bed, or it could be used as a dressing room or office. It has a double glazed window to the rear. The bathroom comprises a white suite with panelled bath with shower over and shower screen, low level WC and pedestal wash hand basin. There are tiled walls and a double glazed obscure window to the rear.

Tenure - Leasehold 999 Year lease from 1987

Maintenance charge - Two thirds of maintenance and insurance to the building with the flat below paying one third.

Ground rent - £25pa

Mains Services - Electric and Water

Council Tax Band A - **£1724.91 per annum**

Broadband - Ultrafast 1000Mbps (According to OFCOM)



Outside Space:
The terrace has Astroturf, railings
and a shed.



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 13'5" x 12'0" (4.10m x 3.67m), Kitchen 13'7" x 9'10" (4.13m x 3.00m), Bedroom 11'3" x 11'0" (3.44m x 3.35m), Bedroom 9'9" x 8'0" (2.96m x 2.45m), Bathroom 6'11" x 6'6" (2.10m x 1.99m)

