






# Flat 29, Leander Court Strand, Teignmouth

## £99,950 Leasehold

One Bedroom Apartment • For Those Aged 55+ • Spacious Living Room • Bedroom with Built in Wardrobes • Kitchen • Shower Room • Communal Lounges • Pull Cords and Careline System • Resident Manager • EPC - B

**Contact Us...**

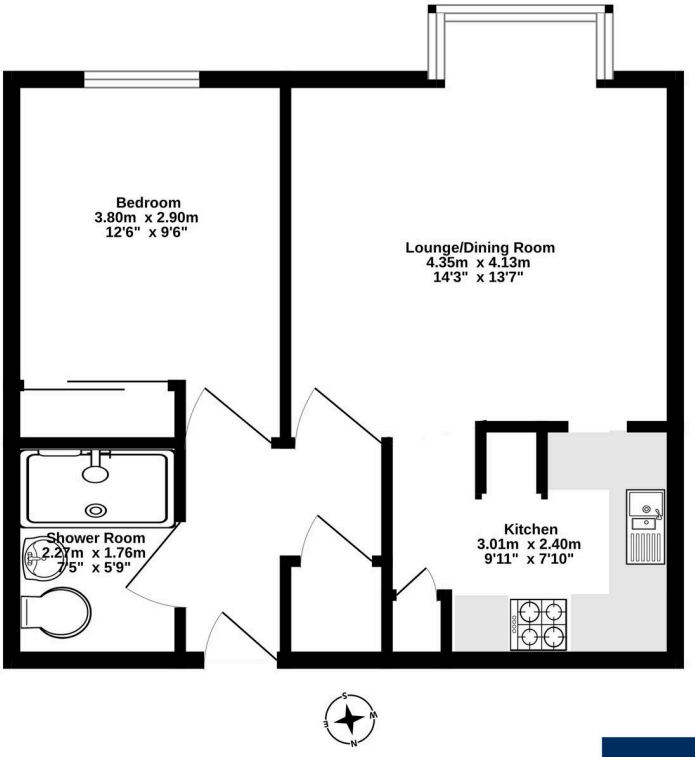
**01626 815815**

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH

chamberlains
the key to your home

**2nd Floor**
**45.4 sq.m. (489 sq.ft.) approx.**




**TOTAL FLOOR AREA : 45.4 sq.m. (489 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.
Made with Metropix ©2026

chamberlains
the key to your home

Leander Court is a purpose built retirement block for those aged 55+ in a superb position between Teignmouth's seafront beach and river beach. The development benefits from a lift to all floors, communal lounge, communal laundry facilities and communal sitting out area with social activities on offer for those who wish. With a resident manager and Careline alarm system with pull cords in every room, Leander Court offers peace of mind and a safe and friendly community within a level stones throw of the town centre, post office and bus and rail links with Teignmouth beach almost on the doorstep.

Entering the property into a bright hallway, doors lead to the principle rooms as well as a large storage/airing cupboard which also houses the hot water cylinder. The living room is a spacious room with a window overlooking the side aspect. The kitchen opens from the lounge and comprises wall and base mounted units, electric oven with four ring electric hob and extractor hood over, stainless steel sink and drainer and space for a fridge/freezer.

The double bedroom is a good sized room with built in wardrobes and a window overlooking the side aspect which allows plenty of light. The shower room is fully tiled and comprises shower cubicle, wash hand basin with mirror above, WC, and a heated towel rail.

The windows are uPVC double glazed.

Teignmouth is one of South Devon’s most popular coastal towns, offering a unique mix of seaside lifestyle, strong transport connections and vibrant community life.

There is buyer demand from locals downsizing, as well as retirees and lifestyle movers, relocating for coastal living and quality of life.

There is a communal patio for residents to sit out and socialise and enjoy the finer weather and a gate out to Teignmouth back beach. As you step out of Leander Court, the beach is virtually at your feet. The town and an array of shops and cafe's are a short stroll away.







Tenure: Leasehold

Service Charge: £3,767.79pa

Ground Rent: £100pa

Council Tax Band ***B - £2,107.93 per annum***

Lease 125 years from 1/01/1988

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)

Mains Services: Electric & Water







MEASUREMENTS:

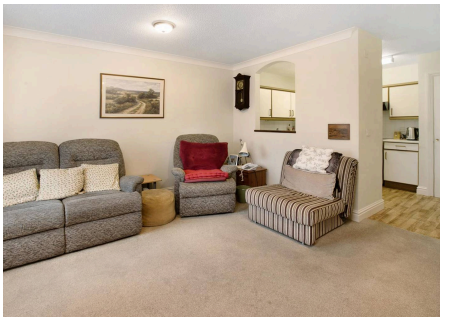
Lounge/Dining Room 4.35m x 4.13m (14'03" x 13'07")

Kitchen 3.01m x 2.40m (9'11" x 7'10")

Bedroom 3.80m x 2.90m (12'06" x 9'06")

Shower Room 2.27m x 1.76m (7'05" x 5'09")







**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.



