



Flat 3, Llanstephan Second Drive, Teignmouth

£210,000 Share of Freehold

First (Top) Floor Spacious & Well Presented Apartment • Two Double Bedrooms • Living Room with Open Outlook
• Kitchen/Breakfast Room • Modern Bathroom • Allocated Parking Space & Visitors Spaces • Beautiful Lawned
Communal Gardens • Share of Freehold • Close Walk to Town Centre and Coastal Path • EPC - D

Contact Us...

01626 815815

teignmouthsales@chamberlains.co

6 Wellington Street
Teignmouth
TQ14 8HH


chamberlains
the key to your home



A first floor converted apartment with no apartment above and pleasant outlook to the front with allocated and visitors parking, beautiful formal communal lawned gardens with sea views and shared storage. There are eight apartments in the building and they each have a share of the freehold.

Accessed via a communal hallway, elegant stairs lead up to the front door and entrance area which takes you into a spacious living room, with doors leading off to the kitchen, bedrooms and storage cupboard. The living room is a generously sized room with windows overlooking the front of the property, allowing for plenty of natural light.

There are two double bedrooms, with the main bedroom having a window facing the front and the second bedroom having a skylight allowing plenty of light.

The kitchen/breakfast room has a modern finish and comprises wall and base mounted units, oven with four ring gas burner hob and extractor hood above, stainless steel sink and drainer, space for a freestanding fridge/freezer, plumbing for a dishwasher and washing machine and windows overlooking the front and side of the property. There is also a cupboard in the kitchen which houses the Worcester Boiler. The bathroom has a modern finish comprising bath with shower over, WC, wash hand basin, heated towel rail, obscured window and storage cupboard.

There is Central Heating and uPVC Double Glazing.

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 who want to build their lives in the area, upsizing or downsizing, as well as retirees, lifestyle movers, second home buyers and families relocating for coastal living and quality of life.

Teignmouth is a popular seaside resort on a stretch of red sandstone along the South Devon Coast. The town has a comprehensive range of facilities including local independent shops, bars and restaurants, a small hospital, the Den with a Green Flag Awarded children's play park and both state & independent schools. Teignmouth has a mainline rail service with commuter trains running to London Paddington & Midlands daily. Access to the A380, A38 and M5 is within a few miles away with Torbay to the south and Exeter to the north.



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

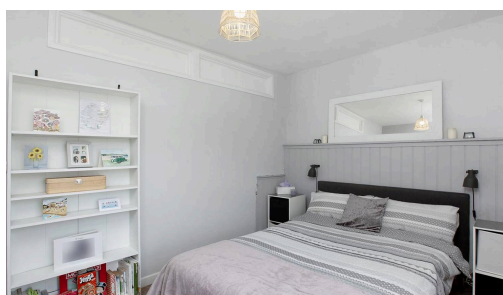
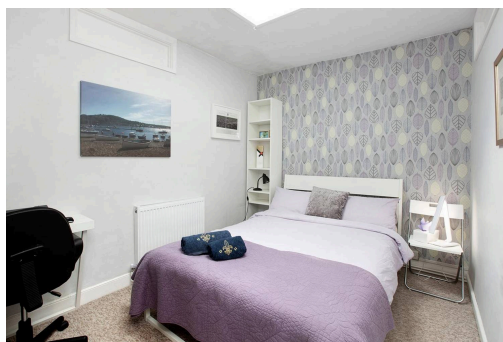
Leasehold - 999 Year Lease from 25/03/1974. Share of freehold.

Service Charge - £2000 per annum (Including Buildings Insurance)

No Holiday Letting

Peppercorn Ground Rent

Mains Services - Gas, Electric & Water.



MEASUREMENTS:

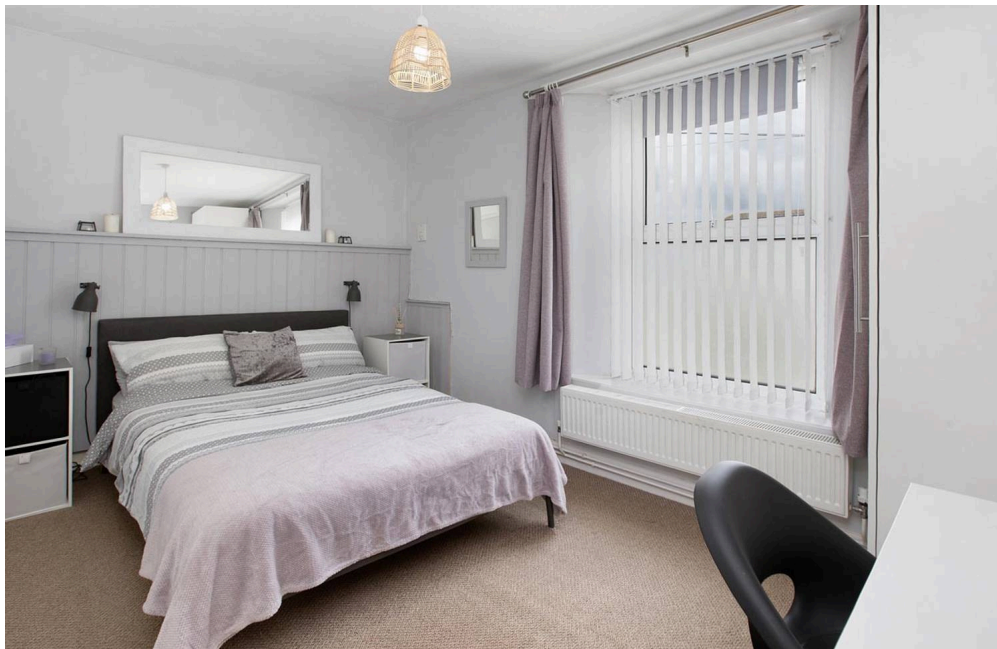
Lounge 4.61m x 4.25m (15'01" x 13'11"),

Kitchen/Diner 4.55m x 2.80m (14'11" x 9'02"),

Bedroom 3.93m x 2.65m (12'11" x 8'08"),

Bedroom 2.97m x 2.47m (9'09" x 8'01"),

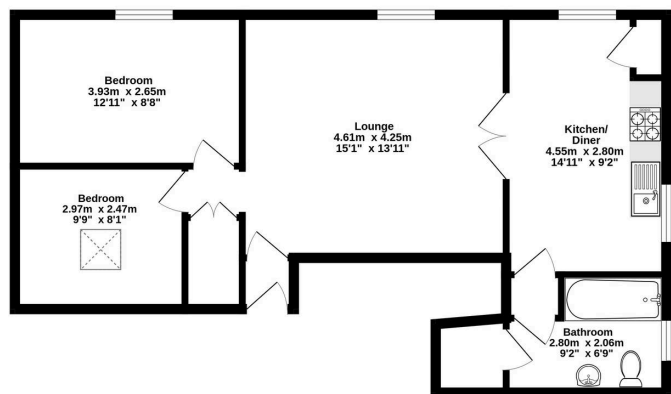
Bathroom 2.80m x 2.06m (9'02" x 6'09").



- First (Top) Floor Spacious & Well Presented Apartment
- Two Double Bedrooms
- Living Room with Open Outlook
- Kitchen/Breakfast Room
- Modern Bathroom
- Allocated Parking Space & Visitors Spaces
- Beautiful Lawned Communal Gardens
- Share of Freehold
- Close Walk to Town Centre and Coastal Path
- EPC - D



60.8 sq.m. (655 sq.ft.) approx.



Energy Efficiency Rating	
Current	Potential
A	75
B	
C	
D	
E	
F	
G	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	77
B	
C	
D	
E	
F	
G	

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

TOTAL FLOOR AREA: 60.8 sq.m. (655 sq.ft.) approx.
 While every effort has been made to ensure the accuracy of the floorplan contained herein, 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 here are to be tested and the guarantee as to their operability or efficiency can be given.
 Made with Metropac 02/22

