



**Connells**

Sandford House Paradise Road  
Teignmouth



### Property Description

This newly renovated second floor apartment which is located within a 1900's Victorian building, presents an exceptional opportunity to acquire a stylish coastal home with impressive sea views. Finished to a high standard throughout, the property combines contemporary design with a light and airy feel, creating a space that is both elegant and comfortable.

The accommodation is accessed via a well-maintained communal entrance and opens into a bright and inviting living space. Large windows frame attractive views out towards the sea, filling the room with natural light and enhancing the sense of openness. The newly fitted kitchen is thoughtfully designed with modern units, quality fittings, integrated appliances and ample workspace, making it both practical and visually appealing.

There is one double and one single bedroom, offering a calm and restful environment. The bathroom has also been newly updated, featuring a sleek, modern suite with high-quality fixtures.

Situated in a sought-after position, the property is just a short distance from Teignmouth's picturesque seafront, local shops, cafes, and transport links, including the nearby train station providing convenient access to Exeter and beyond.

With its turnkey condition, desirable location, and captivating sea views, this apartment is ideal for buyers seeking a low-maintenance home by the coast.

### Front Of The Property

Parking space for residents, covered seating area to the front with a communal entrance and stairs up to the main entrance of the apartment.

### Entrance Hallway

Doors to all rooms, storage cupboard and opening to the bright kitchen/living area.

### Kitchen/Living Area

16' 4" x 13' 8" ( 4.98m x 4.17m )  
Double glazed windows to the front of the property with wonderful far reaching sea views.

The new fitted kitchen comprises of wall and base units, inset Belfast sink, integrated eye-level oven, island with electric hob and breakfast bar, integrated fridge/freezer, wall mounted electric heater.

### Bedroom One

14' 1" x 8' 6" ( 4.29m x 2.59m )  
Double glazed windows to rear and side with a wall mounted electric heater.

### Bedroom Two

10' 10" x 6' 9" ( 3.30m x 2.06m )  
Double glazed window to rear with a wall mounted electric heater.

### Shower Room

Obscure double glazed window, tiled shower cubicle, WC, wash hand basin with storage below.

## Agents Note

125 year lease (from point of sale at which the apartment will be registered with Land Registry)

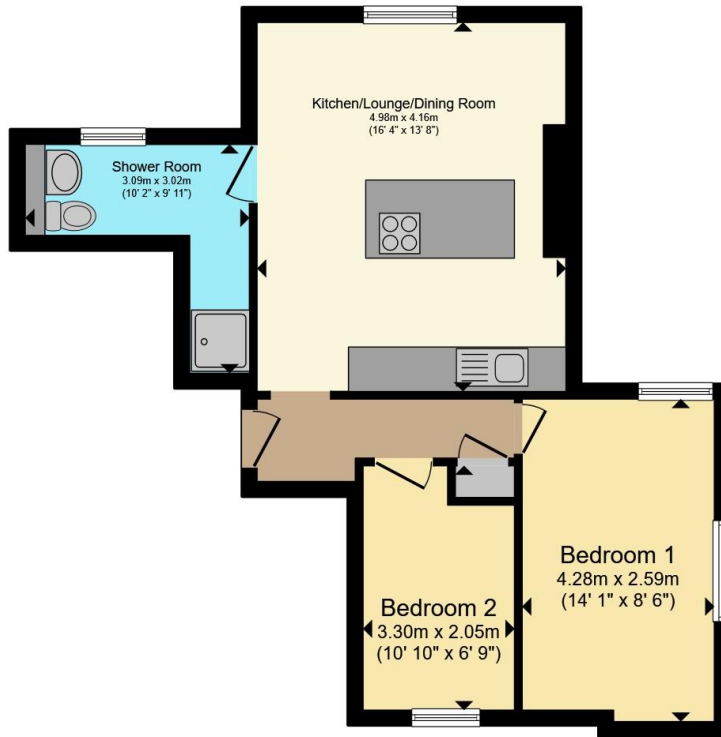
Service Charge - £150 per month

Building Insurance Premium - £40 per month

- The Leasehold does not allow AirBnB or Buy-To-Let Investors.
- No pets allowed.
- The private car park allows for one parking space per apartment with ample unrestricted on-street parking available.
- Use of communal gardens
- Each apartment has a water meter and individual electricity supply.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





Total floor area 48.3 m<sup>2</sup> (520 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: E Council Tax Band: A

Service Charge: £150 per month

Ground Rent: £0

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NAB313353](http://connells.co.uk/Property/NAB313353)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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